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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: Skyway /Bryn Mawr / 25

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 720

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2005 Value	\$82,600	\$165,300	\$247,900	\$276,400	89.7%	14.41%
2006 Value	\$108,600	\$167,000	\$275,600	\$276,400	99.7%	10.11%
Change	+\$26,000	+\$1,700	+\$27,700		+10.0%	-4.30%
% Change	+31.5%	+1.0%	+11.2%		+11.1%	-29.84%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.30% and -29.84% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2005 Value	\$88,000	\$164,200	\$252,200
2006 Value	\$116,200	\$159,900	\$276,100
Percent Change	+32.0%	-2.6%	+9.5%

Number of improved Parcels in the Population: 4681

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

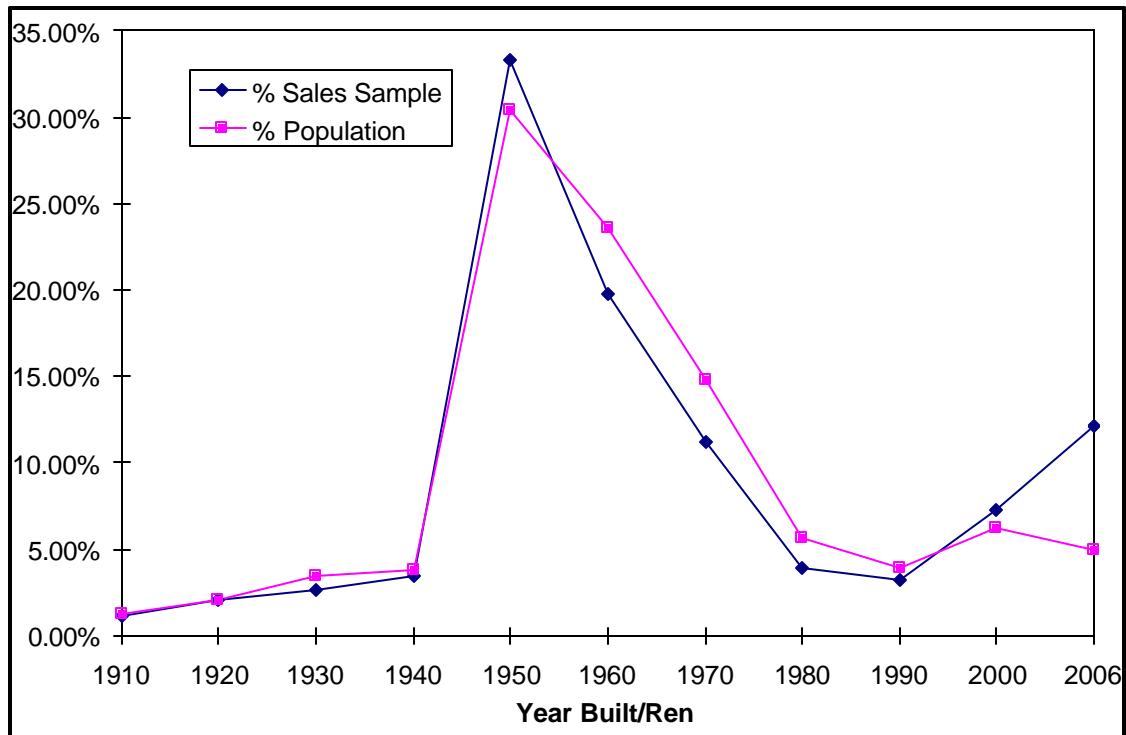
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	1.11%
1920	15	2.08%
1930	19	2.64%
1940	25	3.47%
1950	240	33.33%
1960	142	19.72%
1970	81	11.25%
1980	28	3.89%
1990	23	3.19%
2000	52	7.22%
2006	87	12.08%
	720	

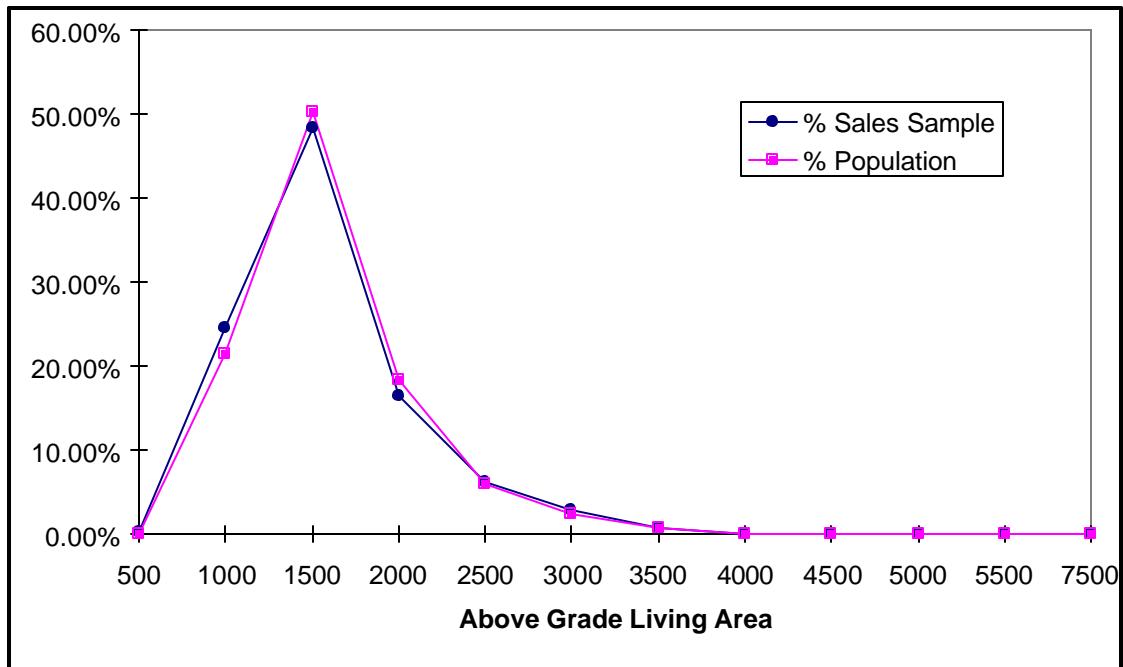
Population		
Year Built/Ren	Frequency	% Population
1910	56	1.20%
1920	97	2.07%
1930	161	3.44%
1940	179	3.82%
1950	1425	30.44%
1960	1103	23.56%
1970	693	14.80%
1980	263	5.62%
1990	185	3.95%
2000	289	6.17%
2006	230	4.91%
	4681	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

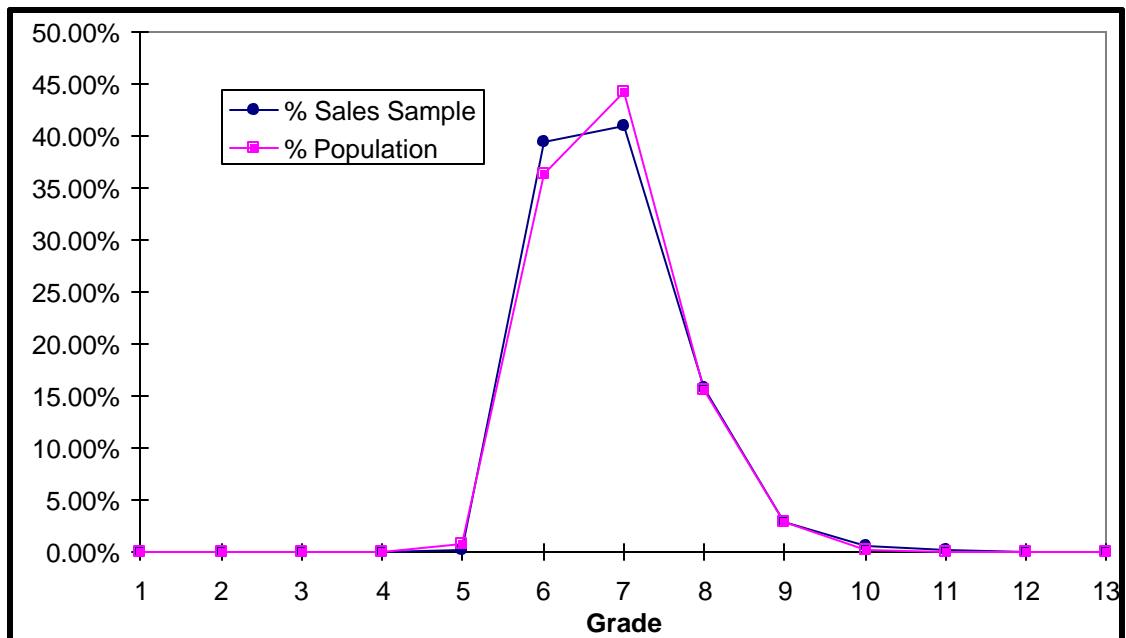
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.28%	500	7	0.15%
1000	178	24.72%	1000	1011	21.60%
1500	349	48.47%	1500	2351	50.22%
2000	119	16.53%	2000	867	18.52%
2500	45	6.25%	2500	281	6.00%
3000	21	2.92%	3000	119	2.54%
3500	6	0.83%	3500	33	0.70%
4000	0	0.00%	4000	6	0.13%
4500	0	0.00%	4500	4	0.09%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	2	0.04%
	720			4681	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

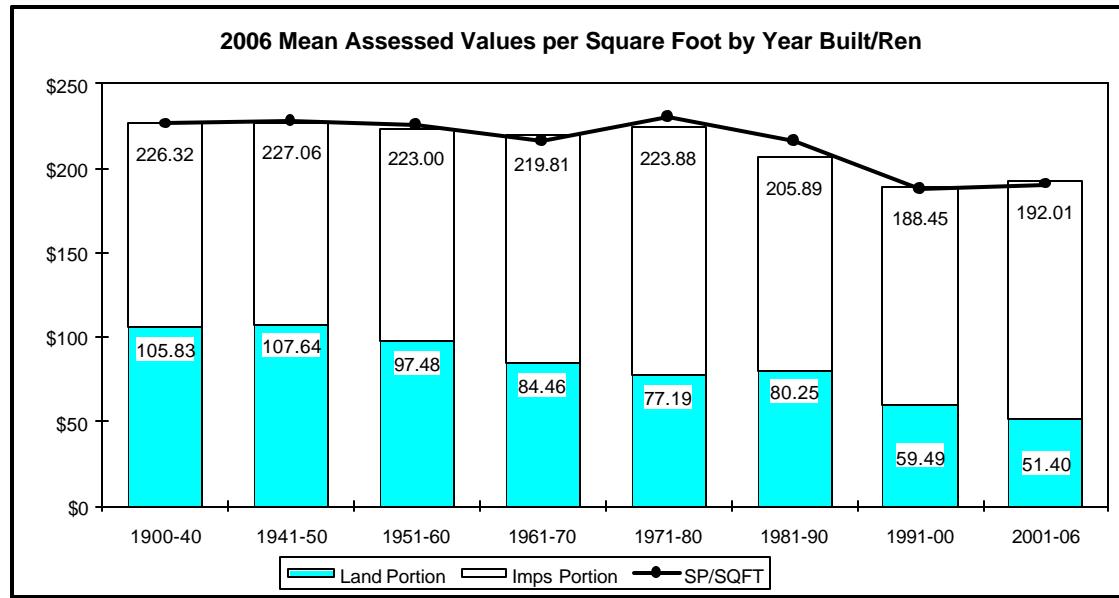
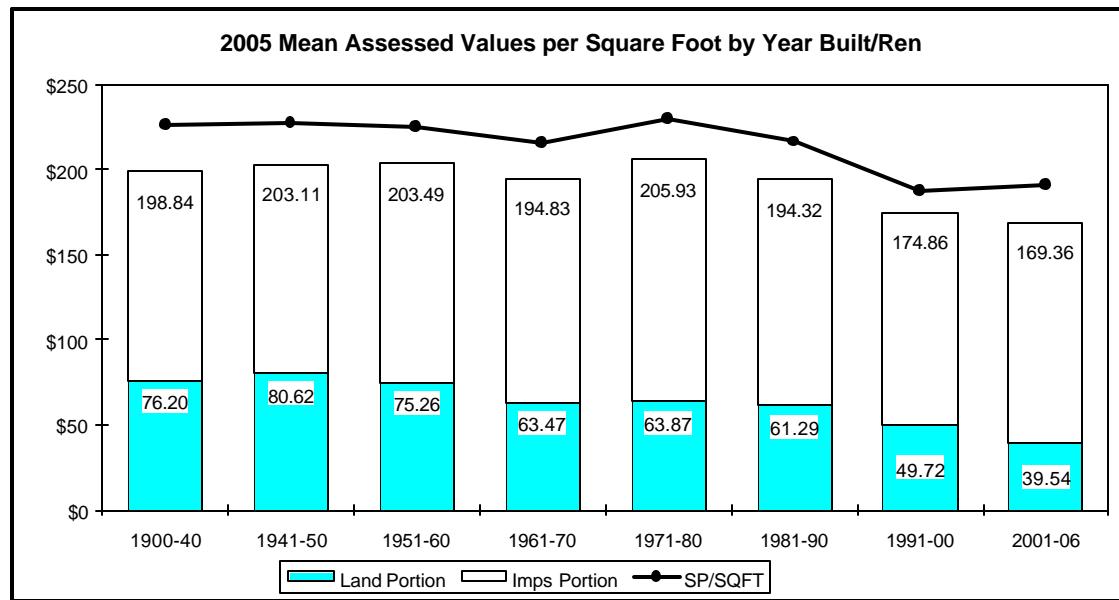
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	2	0.28%	5	35	0.75%
6	284	39.44%	6	1695	36.21%
7	294	40.83%	7	2066	44.14%
8	113	15.69%	8	728	15.55%
9	21	2.92%	9	138	2.95%
10	4	0.56%	10	11	0.23%
11	2	0.28%	11	5	0.11%
12	0	0.00%	12	2	0.04%
13	0	0.00%	13	1	0.02%
		720			4681



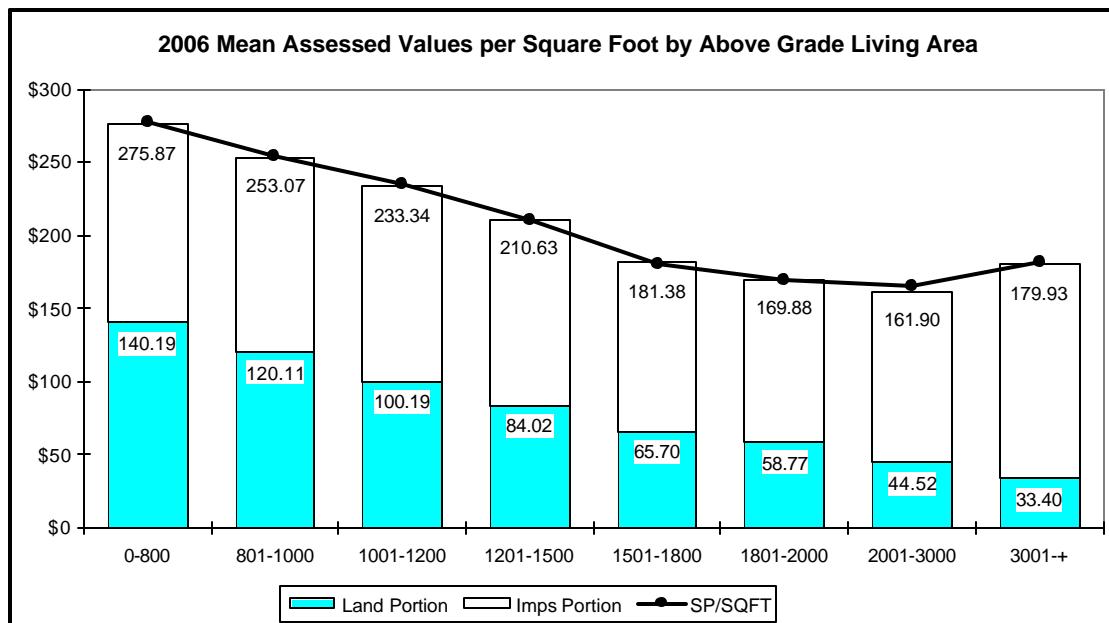
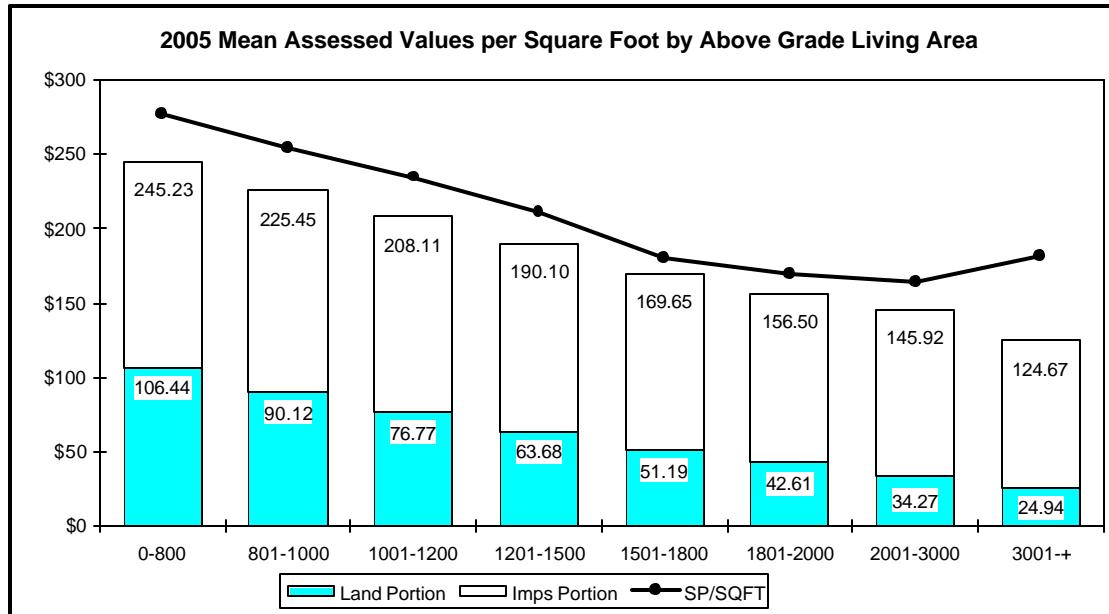
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



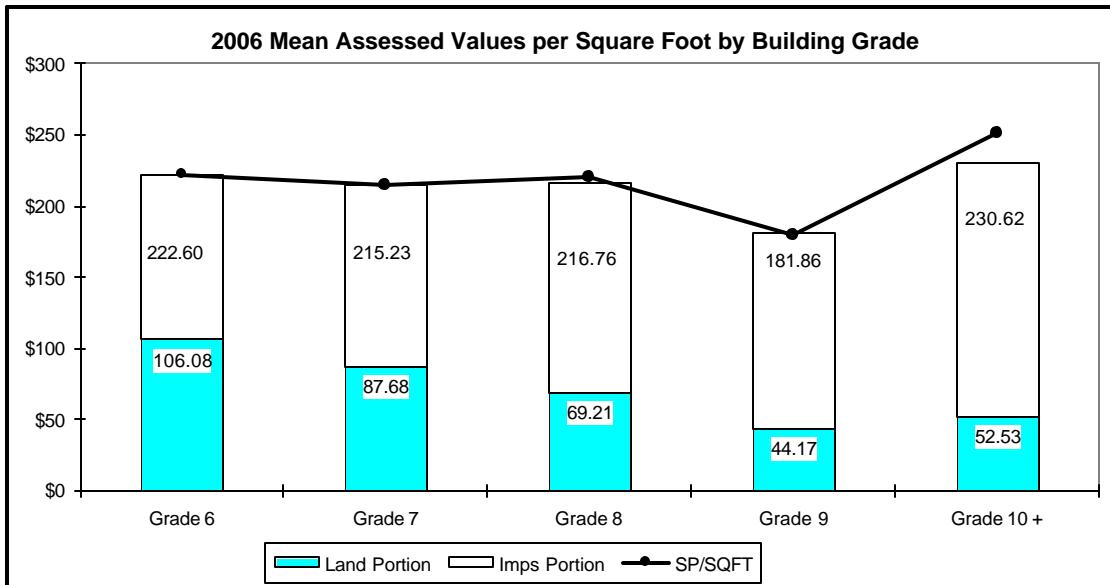
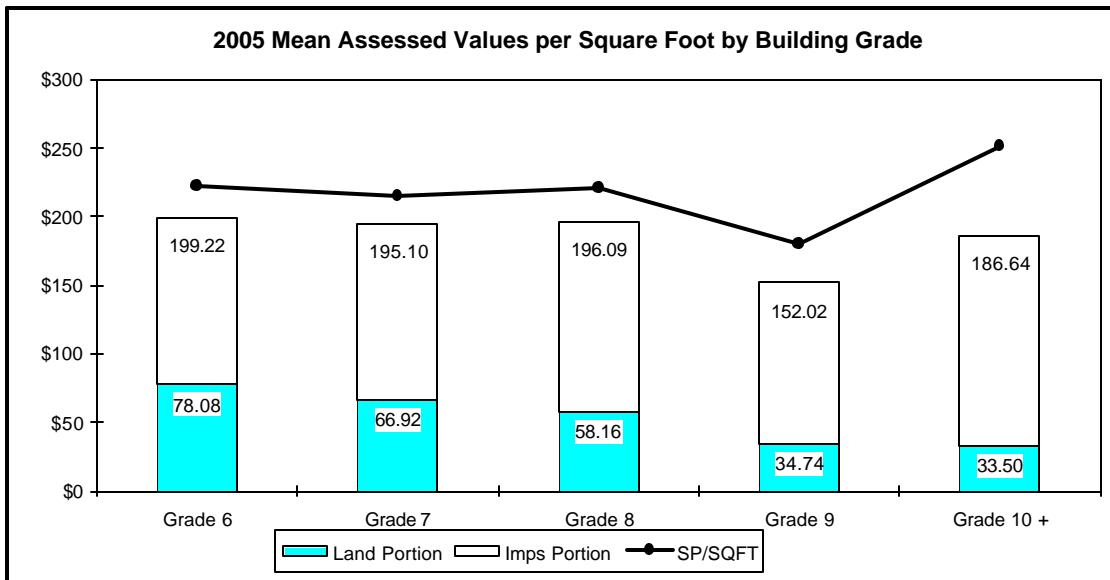
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



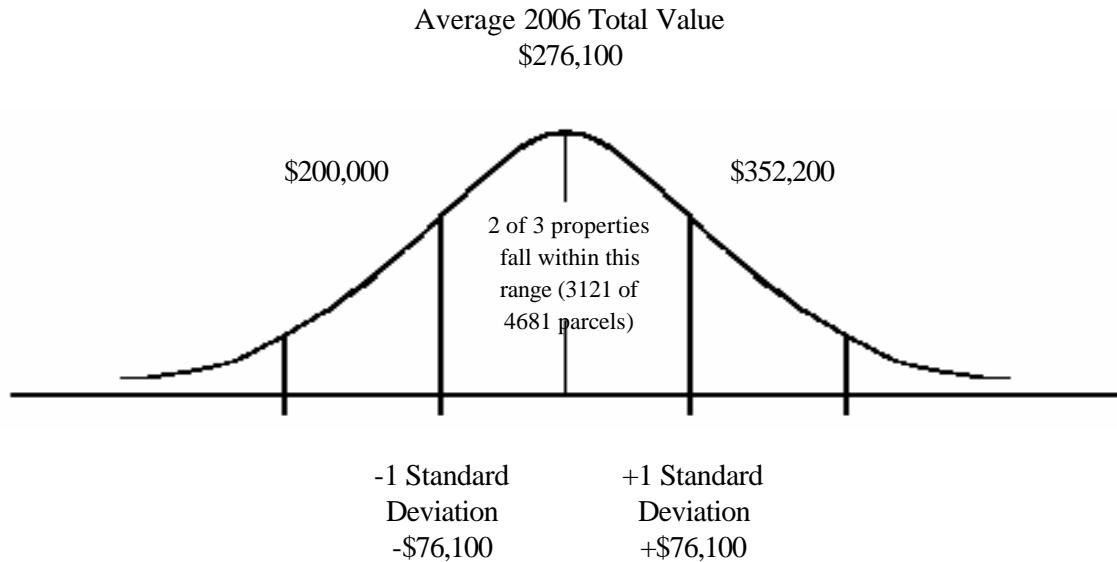
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only two grade 5 homes which are included with grade 6 for chart purpose.

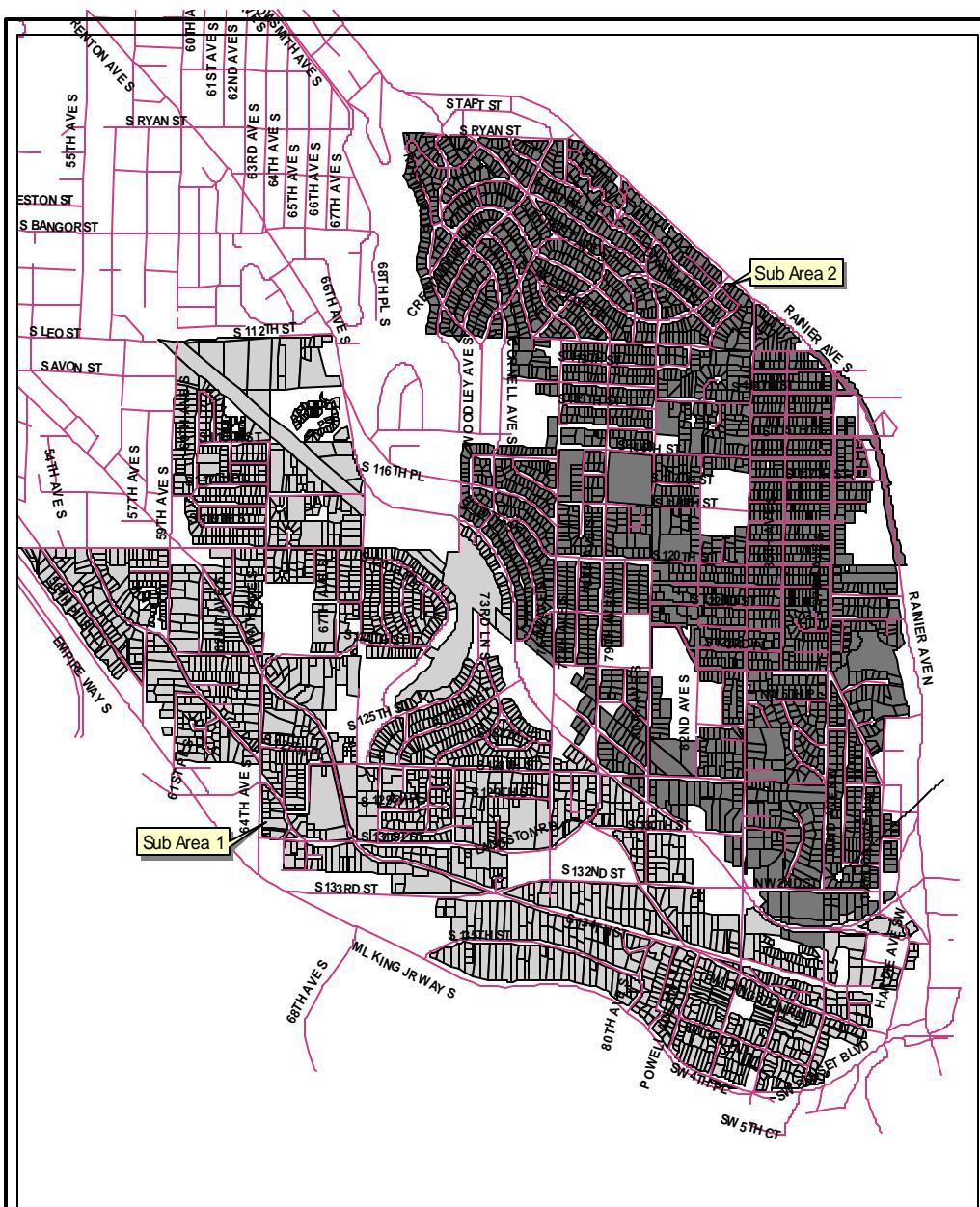
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

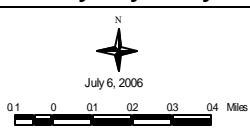


Area 25

Skyway / Bryn Mawr

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King County
Department of Assessments

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Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Skyway / Bryn Mawr

Boundaries:

This area is bounded on the north by the Seattle City limits, on the west and south by Martin Luther King Jr. way(which becomes SW sunset Blvd), and on the east by Rainier Ave S.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 25-1 is located just south of the Seattle City limits, west of Renton Ave S. It includes portion of Skyway not lying in area 25-2. The Seattle City Light electric transmission line traverse portion of this neighborhood. Majority of homes are grade 6 and 7 in this neighborhood. Approximately 86% of the parcels are improved with the largest percentage of the houses being built from 1940 through 1960. This subarea is getting more attractive to builders. Dozens of high grade homes are built in Earlington neighborhood. Acreage is still available and there are a number of parcels affected by steep slopes and traffic noise along western edge of this subarea.

Area 25-2 is most desirable location in area 25 and market is different than subarea 1 due to lake Washington view. Subarea 2 is located south of the Seattle City limits, east of Renton Ave S. It includes Lakeridge, Bryn Mawr and portion of Skyway not included in subarea1. Due to scarcity of vacant lot in suitable location, there are more tear down sale in this subarea. Approximately 92% of the parcels are improved with largest percentage of house being built from 1940 through 1960. The Seattle City Light electrical transmission lines traverse portions of this neighborhood and acreage is still available. There are a number of parcels impacted by steep slope and traffic noise in this subarea.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.41% to 10.11%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. There were a sufficient number of vacant land sales to utilize the direct sales comparison approach in establishing land values for a majority of the properties. All land sales were verified by field review and buyer/seller contact when possible. Land Value was estimated on the basis of (i) per square foot (ii) per dwelling unit site. There are 513 vacant land parcels.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 25 is an older neighborhood in which approximately 90% of the 5249 parcels are improved. Land assessment in area 25 is based on sales verification. There were 22 verified vacant land sales from last three years which were used to derive land model. Vacant land sales prior to 2003 were also taken into consideration. Land Values are influenced by lot size, location, topography, traffic noise and views.

The area has been divided into three distinct neighborhoods. While the neighborhoods tend to be distinct there is no clear boundary between most of them. The neighborhoods do not conform to the two existing subareas, which show more commonality than disparity. Neighborhood codes are primarily as a means of identifying the different land values within them. A map follows that shows the different market (Neighborhood) segments.

Neighborhood 1 is comprised of properties that lie west of 88th Ave S. and east of 87th Ave S. on S. 115th Ave. The properties in Neighborhood 1 are comprised of low grade, small homes located behind major commercial retails with heavy traffic impact and commercial influence. A small pocket in this area is coded with neighborhood 1.

Neighborhood 3 is the largest of the three; encompassing the majority of the area. Its boundaries are basically the same as for all of the area 25, but it excludes Bryn Mawr neighborhood and several smaller areas which are described in Neighborhood 1 and Neighborhood 4. 84% of homes located in neighborhood 3 are grade 6 and grade 7 and majority of them are built during 1941-1950. Very few homes (11%) can enjoy lake Washington view in this Neighborhood. Some of homes in this Neighborhood are impacted by heavy / extreme traffic noise and sewage connection is not available to all improvements. The area is scattered with new construction with parcels becoming available through short plat, tear down or mitigation on slope impacted sites. Some of homes in this Neighborhood enjoy view of Mt. Rainier. There are 17 mobile homes in Area 25 and all of them are located in Neighborhood 3.

Neighborhood 4 comprised of properties that lie along west of Rainier Ave s., east of Seattle city limit, between S 112th on the south and S Ryan st. on the north. It also include a contiguous area bordered on south by N 4th st., on north approximate by NW 5th Pl, Lind Ave on the east and 83Ave S. on the west. Neighborhood 4 is more desirable location in this area. 78% of homes located in Neighborhood 4 enjoys fair to excellent view of lake Washington along with territorial and cascade. 58% of homes located in Neighborhood 4 are Grade 6 and grade 7 and majority of them were built during 1951-1960. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures.

Land Schedule

22 verified vacant land sales were used to derive straight line equation to calculate land value for Area 25.

Neighborhood 3 is considered as standard neighborhood. Land Value of Neighborhood 1 is considered to be 80% of Neighborhood 3 and land value of neighborhood 4 is considered to be 110% of Neighborhood 3. Above equation is used to calculate land value of parcels up to 12000 sqft . Appraisal judgment (based on building site on parcel) and mathematical equation is used to derive land value for lot size bigger than 12000 sqft.

Topography Adjustments

Topography was coded from 1- 9 based on degree of slope and land values was adjusted -10% to - 90% based on coding. Adjustments were applied to base land value because of estimated loss in value due to a reduction of useable land. Parcels with these adjustments have notes in the Real Property application.

For improvements, which have been identified with influence of topographical characteristics, an adjustment was made after EMV calculation to reflect site preparation cost. This value was added to improvement value for the purpose of equalization.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Base Land Value				View Adjustment (Apply to all baseland values)		
Lot Size (Sqt.)	Neighborhood	1	Neighborhood	Neighborhood		
	3	4		ADJUSTMENT		
0	\$200	\$300	\$400	Fair	15%	
250	\$500	\$500	\$500	Average	35%	
500	\$800	\$800	\$800	Good	60%	
750	\$1,000	\$1,000	\$1,000	Excellent	90%	
1,000	\$1,000	\$1,000	\$1,000	Territorial/Cascade View		
1,250	\$1,000	\$1,000	\$1,000	Average	5%	
1,500	\$44,000	\$55,000	\$60,000	Good	15%	
1,750	\$47,000	\$59,000	\$64,000	Excellent	25%	
2,000	\$50,000	\$63,000	\$69,000	Mt. Rainier View		
2,500	\$55,000	\$69,000	\$75,000	Average	5%	
2,750	\$57,000	\$72,000	\$79,000	Good	15%	
3,000	\$59,000	\$74,000	\$81,000	Excellent	25%	
3,250	\$61,000	\$77,000	\$84,000	Restricted Size Shape		
3,500	\$63,000	\$79,000	\$86,000	Yes	-10%	
3,750	\$64,000	\$81,000	\$89,000	Water Problem/ Others	ADJUSTMENT	
4,000	\$65,000	\$82,000	\$90,000	Yes	-10%	
4,250	\$67,000	\$84,000	\$92,000	Traffic Noise Influence		
4,500	\$68,000	\$86,000	\$94,000	Moderate	-5%	
4,750	\$69,000	\$87,000	\$95,000	Heavy	-10%	
5,000	\$71,000	\$89,000	\$97,000	Extreme	-15%	
5,250	\$72,000	\$90,000	\$99,000	Topography		
5,500	\$72,000	\$91,000	\$100,000	Moderate to Extreme (Code 1 through 9)	10% to 90% downward adj.	
5,750	\$74,000	\$93,000	\$102,000	Access		
6,000	\$75,000	\$94,000	\$103,000	Restricted Size Shape	-10%	
6,250	\$76,000	\$95,000	\$104,000	Legal Undeveloped	-20%	
6,500	\$76,000	\$96,000	\$105,000	Power Lines		
6,750	\$77,000	\$97,000	\$106,000	Yes	-10%	
7,000	\$78,000	\$98,000	\$107,000	It should be noted that only highest view adjustment will be applied to a parcel.		
7,200	\$79,000	\$99,000	\$108,000			
7,500	\$80,000	\$100,000	\$110,000			
8,000	\$81,000	\$102,000	\$112,000			
9,000	\$84,000	\$105,000	\$115,000			
10,000	\$85,000	\$107,000	\$117,000			
11,000	\$88,000	\$111,000	\$122,000			
12,000	\$94,000	\$118,000	\$130,000			
13,000	\$106,000	\$133,000	\$146,000			
14,000	\$118,000	\$148,000	\$162,000			
16,000	\$123,000	\$154,000	\$169,000			
18,000	\$140,000	\$176,000	\$193,000			
20,000	\$158,000	\$198,000	\$217,000			
22,000	\$176,000	\$220,000	\$242,000			
24,000	\$180,000	\$225,000	\$247,000			
26,000	\$184,000	\$231,000	\$254,000			
28,000	\$205,000	\$257,000	\$282,000			
30,000	\$208,000	\$260,000	\$286,000			
35,000	\$212,000	\$265,000	\$291,000			
40,000	\$216,000	\$270,000	\$297,000			
45,000	\$220,000	\$275,000	\$302,000			
APPRAISAL JUDGEMENT AND STRAIGHT LINE EQUATION APPLIED TO ESTIMATE BASE LAND VALUE FOR LOT SIZE BIGGER THAN 12,000 SQFT.						

There is a significant amount of new construction in Area 25. 180 new homes were build since the beginning of 2004.

If a parcel has a excellent Lake washington view (90%), excellent territorial view (15%), **highest of all adjustment (90%) will be applied.**

If a parcel has extreme traffic noise influence (-15%) and excellent Lake Washington View (90%), then 15% will be taken off from baseland value and **90% premium will be added to land residual.**

If a parcel has extreme traffic noise (-15%) and topography code 3, (-30%), baseland value will be taken off by 45% and allocate only 55% of value as Land Value for the Parcel Negative Adjustment are accumulative.



Area 25

Skyway / Bryn Mawr

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File Name: RP\use1\Home\Spanley\stat\aju\panley\area25\physical\place\bri\report\area25.apr



July 18, 2006

0 0.1 0.2 0.3 0.4 Miles



Department of Assessments

Legend
Wc streets.shp
Neighborhood.shp

- | |
|---|
| 1 |
| 3 |
| 4 |

Vacant Sales Used In This Physical Inspection Analysis
Area 25

ResSubarea	Major	Minor	SaleDate	SalePrice	SqFtLot	TotalViews	Views	WfntLocation
001	000140	0020	5/5/2005	49,000	6,400	N	N	N
001	112304	9024	5/24/2005	75,000	11,339	N	N	N
001	132304	9045	6/23/2004	67,000	8,100	N	N	N
001	214370	0937	4/27/2005	65,000	9,840	N	N	N
001	214370	1111	12/20/2004	150,000	13,440	N	N	N
001	217140	0040	9/1/2005	260,000	40,000	N	N	N
001	298880	0182	6/14/2005	120,000	13,005	Y	Y	N
001	427990	0170	2/23/2004	50,000	8,472	N	N	N
001	683320	0040	7/10/2003	69,900	4,225	N	N	N
001	788720	0140	6/14/2005	105,000	5,964	N	N	N
002	072305	9054	8/8/2005	70,000	24,942	Y	Y	N
002	115910	0140	8/29/2005	150,000	7,400	N	N	N
002	118000	1225	5/14/2004	77,000	3,850	N	N	N
002	118000	5845	3/1/2004	99,950	3,000	Y	Y	N
002	118000	8273	9/11/2002	58,000	3,800	N	N	N
002	118000	8365	7/21/2005	100,000	3,000	Y	Y	N
002	182305	9241	9/28/2005	129,500	11,270	Y	Y	N
002	204580	0040	6/23/2004	138,000	8,162	Y	Y	N
002	204580	0045	3/14/2005	200,000	5,705	Y	Y	N
002	405820	0991	5/24/2005	150,000	5,791	Y	Y	N
002	405820	1405	1/23/2004	170,000	7,320	Y	Y	N
002	420440	0319	11/15/2004	95,000	6,663	Y	Y	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	SaleDate	Sprice	Warnings
002	204580	0025	02/11/03	\$ 50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	798980	0017	02/12/03	\$ 65,000	NON-REPRESENTATIVE SALE;
001	739040	0023	03/18/03	\$ 40,000	NON-REPRESENTATIVE SALE;
002	381000	0150	08/26/03	\$ 225,000	BUILDER OR DEVELOPER SALES;
001	787840	0031	02/12/04	\$ 65,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	214480	0110	05/21/04	\$ 100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	142304	9002	05/04/04	\$ 340,000	QUIT CLAIM DEED; STATEMENT TO DOR;
001	018500	0036	08/25/04	\$ 630,000	MULTI-PARCEL SALE;
001	801360	0005	09/06/04	\$ 65,000	BUILDER OR DEVELOPER SALES;
002	405880	1810	09/17/04	\$ 193,995	FORCED SALE; EXEMPT FROM EXCISE TAX;
002	928280	0875	09/15/04	\$ 225,000	SEGREGATION AND/OR MERGER
001	214370	1111	10/12/04	\$ 25,000	QUIT CLAIM DEED;
001	142304	9046	11/10/04	\$ 96,000	MULTI-PARCEL SALE;
001	214480	0732	12/08/04	\$ 45,000	1031 TRADE;
002	928280	0700	12/29/04	\$ 150,000	SEGREGATION AND/OR MERGER;
002	956480	0136	02/28/05	\$ 37,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	381000	0150	07/05/05	\$ 1,327,000	BUILDER OR DEVELOPER SALES;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

720 Sales from 01/01/2003 through 12/30/2005 were used to derive multiplicative model in multiple regression analysis to estimate value of 4681 single family improved parcels with one home in each parcels in area 25. Natural logarithm transformation was used to derive multiple regression models. Data used in the valuation models reflects the property characteristics at the time of sale. There are some properties where the current data is different than the sales data due to property being remodeled or changed in some manner.

The analysis of this area consisted of vital characteristics that influence property value of the area. These characteristics include land value, traffic noise, topography, views, above grade living area, age, building cost, condition, grade and accessory cost. Adjustments for the characteristics are derived from sales sample. The resulting value estimates were applied to 95.25% of the improved parcels in the area.

There were some cases where the multiple regression equation used to value property was not applied. Appraisers have four other options in valuing such properties. A list of all five valuation options along with some reasons that an appraiser might select a particular type of value estimate follows. Similarly, Valuation process for exception parcel is also mentioned in this page. In all cases appraiser judgment was used in selecting the value for each parcel.

EMV (Estimated market Value) - Market derived estimate suited to the majority of properties in the area – those that do not have unusual characteristics, which substantially affect their market value. 95.25% of single family homes with only one improvement are valued using this approach.

RCN (Reconstruction Cost New) – Suited to newer construction where there is little or no depreciation. 0.27 % of homes are valued using this approach.

RCNLD (Reconstruction Cost New Depreciation) – Suited to older building where there are few comparable sales. 0.53% of homes are valued using this approach.

Previous Value – Suited to parcels where there is no market evidence of a change in the land or building values. 0.00% of homes are valued using this approach.

Appraiser Select- A write-in amount where other estimates are not suitable. For example, an adjustment to EMV might be necessary for unusual characteristic, and this adjusted amount becomes a write-in value. 3.93% of single family homes with only one improvement are valued using this approach.

The improved parcel total value models are included later in this report.

Exception Parcels

EMV values were not generated for:

- Buildings with grade less than 3
 - Parcels with more than one building
 - If total EMV is less than base land value
 - Buildings with % obsolescence greater than 0
 - Buildings with % net condition greater than 0
 - Buildings < 100% complete
 - Lot size less than 1,000 square feet
-
- ✚ Parcels with more than one improvement were valued using EMV for the primary building plus a derivative of depreciated cost for the additional improvement(s).
 - ✚ If EMV is less than base land value, a derivative of depreciated cost (RCNLD) was used for improvement value.
 - ✚ Improvements coded with percent obsolescence were valued at EMV less obsolescence.
 - ✚ Improvements with net condition were valued at depreciated cost.
 - ✚ Improvements less than 100% complete were valued at EMV times percent complete.
 - ✚ Improvements in less than average condition were valued at EMV for average condition less a flat amount or using depreciated cost.
 - ✚ Improvements in grade 4 or 5 were valued based on depreciated cost.

Mobile Homes

There are 17 mobile homes in area 25. Number of mobile home sales were only 3 in last three years and it is not possible to derive a separate equation based on sales alone. Therefore, mobile homes were valued using new land value plus a derivative of depreciated cost or previous improvement value.

Improved Parcel Total Value Model Calibration

**Estimated Market Value Equation
Multiplicative Model
Area 25**

EMV Model Variables	Definition	Transformation
BaseLandC	Base Land Value	LN(BaseLand/1000)
Neig4	Neighborhood =4	(Nghb=4)*(LN(10))
BldgRcnC	Building Cost New	LN(BldgRCN/1000)
AccyRcnldC	Accessory Cost New Less Depreciation	LN((AccyRCNL/1000)+1)
AgeC	Age (2007-Year Built/Renovation<whichever is greater)	LN(Age+1)
OldAgeYN	Age of Improvement >67 =Y/N	(Age>67)*(LN(10))
BigLotYN	Lot size >20,000 sqft.	(SqFtLot>20000)*(LN(10))
BigAGLA	Above Grade Living Area >2500 sqft.	(AGLA>2500)*LN(10)
Grade10plus	Building Grade >9	(Grade>9)*(LN(10))
Grd9YN	Building Grade =9	(Grade=9)*(LN(10))
Grd8YN	Building Grade = 8	(Grade=8)*(LN(10))
Grd7YN	Building Grade =7	(Grade=7)*(LN(10))
Grd6YN	Building Grade =6	(Grade=6)*(LN(10))
GoodYN	Building Condition = 4	(Cond=4)*(LN(10))
VGoodYN	Building Condition = 5	(Cond=5)*(LN(10))
FinBGrGT5C	Finished Basement with Grade >5	LN(((FinBGrade>5)*(FinBsmt))/100)+1)
FIRAboveFstC	Sum of Above Grade Living area of second floor/half floor/upper floor	LN(((SndFIR+HlfFIR+UprFIR)/100)+1)
LKWAFair	Lake Washington Fair View	(LkWA=1)*(LN(10))
LKAvg	Lake Washington Average View	(LkWA=2)*(LN(10))
LkGoodplus	Lake Washington Good/Excellent View	(LkWA>2)*(LN(10))

LN represents conversion to Natural Logarithms

C stands for continuous variable.

Estimated Market Value (EMV) of an improvement is calculated applying following Equation:

EMV=

```
EXP( 2.867986+ 1.888279E-02*Neig4+ .1799534*BaseLandC+ .3464622*BldgRcnC+ 2.035262E-02*AccyRcnldC-5.179227E-02*AgeC+ 1.876504E-02*OldAgeYN+ .2502659*Grade10plus+ 4.971161E-02*GoodYN+ .1204723*VGoodYN+ .1696563*Grd9YN+ .1406839*Grd8YN+ .1231444*Grd7YN+ .1208387*Grd6YN+ 1.497541E-02*FIRAboveFstC+ 2.013973E-02*FinBGrGT5C-7.022465E-02*BigLotYN+ 2.791286E-02*LKWAFair+ 2.836583E-02*LKAvg+ 5.550252E-02*LkGoodplus+ 2.714906E-02*BigAGLA)*1000
```

Truncate to nearest \$1,000

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 25

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	094900	0023	12/09/05	199950	560	0	6	1943	4	8730	N	N	6714 S 122ND ST
001	214370	0535	01/28/04	215000	580	580	6	1999	3	9560	Y	N	811 SW LANGSTON RD
001	758020	0465	02/25/05	205920	660	620	7	1991	3	11345	N	N	12761 RENTON AV S
001	758020	0450	04/28/05	203000	670	0	6	1946	3	11250	N	N	12743 RENTON AV S
001	768960	0780	08/06/03	182000	670	0	6	1943	3	7860	N	N	7211 S 127TH ST
001	142304	9020	04/23/03	187000	700	440	6	1943	3	6578	N	N	13110 66TH AV S
001	768960	0210	11/21/05	259950	700	700	6	1943	3	9780	N	N	12512 69TH AV S
001	768960	0515	05/26/05	198000	700	0	6	1943	3	7200	N	N	7249 S 126TH ST
001	768960	0555	06/28/04	170000	700	0	6	1943	3	7140	N	N	7201 S 126TH ST
001	768960	0595	11/12/04	165500	700	0	6	1943	3	9020	N	N	7015 S 126TH ST
001	768960	0625	11/29/05	220420	700	0	6	1943	3	6960	N	N	12618 70TH AV S
001	768960	0725	08/04/05	201000	700	0	6	1943	3	7965	N	N	12641 74TH AV S
001	788720	0040	11/21/05	190500	700	0	6	1939	3	9600	N	N	12821 65TH AV S
001	768960	0395	07/15/03	177000	710	0	6	1943	3	7315	N	N	7008 S 126TH ST
001	768960	0745	12/07/05	209865	710	0	6	1943	3	7084	N	N	7253 S 127TH ST
001	768960	0845	04/12/05	229950	710	710	6	1943	3	8160	N	N	7236 S 128TH ST
001	768960	0680	01/27/05	160000	710	0	6	1943	3	7440	N	N	7058 S 127TH ST
001	396930	0160	06/28/04	167500	720	0	6	1943	3	7176	N	N	7421 S 127TH ST
001	781320	0005	05/30/03	176000	720	0	6	1944	3	6405	N	N	7005 S 120TH PL
001	788720	0145	03/18/05	232500	720	820	6	1920	3	7933	N	N	6431 S LANGSTON RD
001	768960	0730	04/12/05	195000	730	0	6	1943	3	8235	N	N	12633 74TH AV S
001	018500	0198	09/22/05	210000	750	0	6	1943	4	6500	N	N	12445 57TH AV S
001	217200	0920	08/29/05	225000	750	0	6	1948	3	12391	N	N	12419 BEACON AV S
001	396930	0130	09/19/05	234000	760	0	6	1943	3	6887	N	N	7461 S 127TH ST
001	788720	0160	08/11/04	184000	770	0	6	1984	3	10820	N	N	12810 65TH AV S
001	214480	0100	09/26/03	170000	770	0	6	1950	4	7000	N	N	12821 78TH AV S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	018500	0091	02/01/05	182000	780	0	6	1955	3	3500	N	N	12063 56TH PL S
001	781280	1785	04/23/05	208000	790	430	6	1944	3	6655	N	N	6818 S 124TH ST
001	781280	1830	08/30/04	202500	790	400	6	1944	3	6050	N	N	12202 68TH AV S
001	781280	1930	08/21/03	195000	790	790	6	1944	3	6000	N	N	6917 S 124TH ST
001	781320	0035	11/08/05	199500	790	0	6	1944	3	5985	N	N	12027 70TH PL S
001	781320	0040	02/16/05	169950	790	0	6	1944	3	5985	N	N	12031 70TH PL S
001	781320	0190	06/18/03	192000	790	500	6	1944	3	6050	N	N	12030 70TH AV S
001	132304	9049	07/11/05	245000	800	170	6	1947	3	14280	N	N	7437 S 132ND ST
001	768960	0285	06/17/04	170000	810	0	6	1943	3	7854	N	N	12601 70TH AV S
001	781280	1375	03/08/05	187500	810	210	6	1945	3	6360	N	N	6928 S 120TH PL
001	781280	1670	02/28/05	211000	810	290	6	1944	3	6050	N	N	12024 69TH AV S
001	781280	1825	12/13/05	217950	810	0	6	1944	4	6050	N	N	12206 68TH AV S
001	768960	0575	11/24/03	184500	810	0	6	1943	4	8340	N	N	7039 S 126TH ST
001	781280	1260	04/19/05	235000	820	0	6	1944	3	5640	N	N	12015 RENTON AV S
001	781280	1560	07/19/04	214000	820	620	6	1944	3	6050	N	N	12029 70TH AV S
001	781280	1675	02/17/05	202888	820	820	6	1944	3	6160	N	N	12018 69TH AV S
001	781280	1680	06/23/04	189950	820	500	6	1944	3	6171	N	N	12014 69TH AV S
001	781320	0085	07/31/03	189500	820	500	6	1944	3	6630	N	N	7033 S 120TH PL
001	132304	9052	07/16/04	171500	820	0	6	1941	3	32198	N	N	6838 S 133RD ST
001	781280	1565	07/12/04	210000	830	830	6	1944	3	6160	N	N	12033 70TH AV S
001	781280	1715	09/21/04	151999	830	0	6	1944	3	6050	N	N	12021 69TH AV S
001	214370	0635	02/02/04	200000	840	0	6	1932	3	11500	N	N	1000 SW 3RD PL
001	214370	0971	10/26/04	259950	840	0	6	1940	3	5000	N	N	356 THOMAS AV SW
001	768960	0410	12/03/03	185000	850	0	6	1943	3	7200	N	N	7026 S 126TH ST
001	768960	0355	04/26/05	200400	860	0	6	1959	3	7200	N	N	7035 S 125TH ST
001	781280	1590	05/24/05	203000	860	0	6	1944	3	6664	N	N	12053 70TH AV S
001	781280	1600	11/08/05	170000	860	0	6	1944	3	6600	N	N	6916 S 124TH ST
001	214370	0730	07/22/03	199950	870	410	6	1940	3	6000	N	N	325 THOMAS AV SW
001	781280	1385	08/10/05	236000	870	600	6	1945	4	6240	N	N	7004 S 120TH PL
001	781280	1300	05/07/03	159500	870	0	6	1944	3	6600	N	N	12061 RENTON AV S
001	214480	0760	04/26/05	308200	880	880	6	1916	3	35399	N	N	8060 S 134TH ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	747190	0045	12/05/05	223700	880	440	6	1936	3	7147	N	N	317 POWELL AV SW
001	781280	1695	10/20/03	164000	890	0	6	1944	3	6120	N	N	6811 S 120TH PL
001	781280	1725	09/29/04	184500	890	0	6	1944	3	6050	N	N	12029 69TH AV S
001	788720	0080	10/27/04	169500	890	0	6	1941	3	4902	N	N	12825 65TH AV S
001	214370	1275	05/03/04	157000	890	0	6	1907	3	2250	N	N	440 SW SUNSET BL
001	214370	0106	10/21/04	270000	900	0	6	1911	3	24081	Y	N	252 EARLINGTON AV SW
001	214370	0320	05/04/05	265000	900	900	6	1908	3	30400	N	N	319 STEVENS AV SW
001	112304	9006	05/13/04	199950	910	0	6	1954	3	10624	N	N	5549 S 120TH ST
001	112304	9155	06/01/04	241250	920	920	6	1943	3	11088	N	N	12635 BEACON AV S
001	781280	1895	10/22/04	213100	940	0	6	1955	3	9000	N	N	6827 S 124TH ST
001	184720	0090	05/26/04	200000	950	0	6	1918	3	9770	N	N	214 SW LANGSTON RD
001	768960	0550	01/06/04	192500	950	0	6	1943	3	7192	N	N	7207 S 126TH ST
001	788720	0460	12/21/05	230000	950	0	6	1955	3	22880	N	N	6506 S 132ND ST
001	214370	0105	04/26/04	230000	950	850	7	1967	3	7260	N	N	511 SW LANGSTON RD
001	039900	0180	07/22/04	209500	960	0	6	1953	3	6000	N	N	6204 S 119TH ST
001	039900	0230	10/25/04	217500	960	0	6	1952	4	7500	N	N	6221 S 119TH ST
001	781280	1436	10/17/05	281000	960	200	7	1956	3	9000	N	N	12016 71ST AV S
001	214650	0310	02/11/05	255000	960	960	7	1960	3	9033	N	N	8426 S 134TH ST
001	214480	0887	10/20/03	192650	960	960	7	1955	3	27700	N	N	13248 RENTON AV S
001	214370	0595	05/02/05	190000	970	400	6	1949	3	10809	N	N	224 POWELL AV SW
001	781320	0030	06/29/04	178000	970	0	6	1944	3	5992	N	N	12023 70TH PL S
001	094900	0028	11/03/04	192000	980	0	6	1948	3	5850	N	N	6723 S 122ND ST
001	781280	1210	07/21/05	188750	990	0	6	1953	3	7031	N	N	11911 RENTON AV S
001	798980	0010	10/19/05	260000	990	700	7	1951	3	9719	N	N	11122 59TH AV S
001	112304	9099	02/25/05	192500	1000	0	6	1954	4	6215	N	N	12033 64TH PL S
001	217200	0921	08/02/05	273000	1000	0	6	1946	3	18180	N	N	6163 S 124TH ST
001	768960	0740	08/29/05	210000	1000	0	6	1943	3	7560	N	N	12619 74TH AV S
001	768960	0310	05/15/03	182000	1010	0	6	1943	3	9780	N	N	7225 S 125TH ST
001	781280	1765	10/06/04	185000	1010	0	6	1945	3	6105	N	N	12059 69TH AV S
001	798980	0151	05/11/05	223000	1010	0	6	2005	3	13860	N	N	11200 59TH AV S
001	214480	0330	08/22/03	213000	1010	0	7	1957	3	9000	N	N	13027 80TH AV S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	039900	0075	05/20/04	238000	1020	720	7	1954	3	8580	N	N	6004 S 118TH PL
001	039900	0255	05/14/05	244500	1020	1020	7	1957	3	6000	N	N	6029 S 119TH ST
001	039900	0271	11/04/05	287500	1020	1020	7	1957	3	6000	N	N	6015 S 119TH ST
001	217200	0819	06/22/04	235500	1020	730	7	1964	3	7920	N	N	12424 57TH AV S
001	768960	0880	07/25/05	228000	1020	0	7	1954	3	8265	N	N	12522 74TH AV S
001	018500	0175	10/06/05	270000	1030	500	7	1951	3	16200	Y	N	5635 S LANGSTON RD
001	758020	0486	06/20/03	240000	1030	500	7	1954	3	8500	Y	N	12744 76TH AV S
001	000140	0034	09/18/03	186000	1040	0	6	1958	3	31305	N	N	7217 S 133RD ST
001	214480	0311	07/27/05	302000	1040	1040	7	1960	3	14659	Y	N	8031 S 130TH ST
001	217200	0846	03/01/04	229950	1040	510	7	1950	3	13510	N	N	6107 S 124TH ST
001	768960	0855	08/16/05	230000	1050	0	6	1943	3	8160	N	N	7248 S 128TH ST
001	781280	1525	12/28/05	211000	1050	0	6	1944	3	7000	N	N	6919 S 120TH PL
001	112304	9171	07/16/04	256996	1050	730	7	1964	3	6159	N	N	6022 S 117TH PL
001	182305	9122	06/29/04	205000	1058	675	6	1908	3	12460	N	N	188 HARDIE AV SW
001	768960	0105	02/17/04	185000	1060	0	6	1943	3	10920	N	N	7014 S 125TH ST
001	018500	0161	07/14/05	257000	1060	720	7	1957	3	7800	N	N	12250 56TH PL S
001	781280	1810	05/16/04	195700	1070	0	6	1944	3	6350	N	N	12220 68TH AV S
001	781280	1820	01/23/04	177000	1070	0	6	1944	3	6160	N	N	12210 68TH AV S
001	039900	0280	03/25/05	280000	1070	1030	7	1968	3	6961	N	N	5930 S 120TH ST
001	788720	0330	01/11/05	293000	1070	570	7	1964	3	15138	N	N	6439 S LANGSTON RD
001	768960	0710	01/07/05	210000	1080	0	6	1943	3	8400	N	N	7230 S 127TH ST
001	798980	0153	10/15/04	250000	1080	980	7	1961	3	10400	N	N	11208 59TH AV S
001	768960	0790	01/27/03	180000	1090	0	6	1943	3	7739	N	N	7201 S 127TH ST
001	214480	0102	08/11/03	245000	1090	680	7	1956	3	10220	N	N	12811 78TH AV S
001	781280	1410	10/19/05	300000	1100	900	6	1945	4	6240	N	N	7024 S 120TH PL
001	798980	0009	12/19/05	190000	1100	0	6	1949	3	10547	N	N	11120 59TH AV S
001	182305	9152	02/12/04	218950	1100	0	6	1928	3	14750	Y	N	8921 S 133RD ST
001	180150	0050	04/18/05	270000	1100	740	7	1961	3	7250	N	N	12919 74TH AV S
001	768960	0715	11/08/05	223249	1110	0	6	1943	3	7425	N	N	12653 74TH AV S
001	018500	0071	10/24/05	225000	1120	0	6	1954	3	11115	N	N	12233 56TH PL S
001	217140	0086	09/17/03	227900	1120	0	6	1948	3	12500	N	N	12017 62ND AV S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	298880	0060	11/01/04	269950	1120	0	7	1954	3	10536	N	N	7631 S 134TH ST
001	781250	0280	09/26/03	260000	1125	590	7	2000	3	5709	N	N	12258 58TH PL S
001	214480	0645	05/04/04	232600	1130	600	7	1959	3	13770	N	N	7609 S 132ND ST
001	787840	0150	09/10/04	296000	1130	420	7	1954	3	29647	Y	N	7005 S 132ND ST
001	214370	0670	09/22/05	275000	1140	0	6	1943	3	14760	Y	N	908 SW 3RD PL
001	214480	0206	07/08/03	198500	1140	0	6	1938	3	9480	N	N	8036 S 130TH ST
001	112304	9182	08/16/05	250000	1140	830	7	1967	3	7700	N	N	6443 1/2 S 120TH ST
001	787840	0020	05/24/04	222110	1140	0	7	1967	3	7000	N	N	7017 S 128TH ST
001	132304	9092	05/06/04	310000	1140	750	8	1997	3	4511	Y	N	195 POWELL AV SW
001	781280	1655	08/12/05	219950	1150	0	6	1944	3	6050	N	N	12038 69TH AV S
001	781320	0025	11/14/05	258500	1150	0	6	1944	4	6318	N	N	12019 70TH PL S
001	427990	0220	11/07/03	234000	1150	800	7	1966	3	6000	N	N	11425 61ST AV S
001	788720	0095	08/11/05	215000	1160	0	6	1956	3	9180	N	N	6407 S LANGSTON RD
001	039900	0260	12/15/04	243000	1170	1170	6	1957	3	6000	N	N	6025 S 119TH ST
001	112304	9055	07/24/03	213000	1170	0	6	1943	3	11550	N	N	12028 64TH AV S
001	217140	0225	08/04/05	241000	1170	800	6	1942	3	8288	N	N	12001 64TH AV S
001	182305	9142	05/10/04	249500	1170	1170	7	1960	3	5725	N	N	424 SW LANGSTON PL
001	039900	0060	08/09/04	203000	1180	0	6	1954	3	6115	N	N	6022 S 118TH PL
001	781280	1775	01/24/05	209950	1180	0	6	1944	3	8800	N	N	12067 69TH AV S
001	039900	0130	04/28/04	168000	1180	0	6	1954	3	6000	N	N	6025 S 118TH PL
001	018500	0109	06/16/05	289900	1180	580	7	2005	3	9400	N	N	12015 56TH PL S
001	214370	1110	10/20/04	260000	1180	500	7	1975	3	8072	Y	N	519 SW 3RD PL
001	677800	0040	09/23/05	265000	1180	0	7	1969	3	4941	N	N	6026 S 127TH PL
001	683320	0010	11/18/05	315000	1180	1010	8	1959	3	9310	N	N	12023 59TH AV S
001	396930	0155	10/12/05	225000	1190	0	6	1943	4	6808	N	N	7427 S 127TH ST
001	214370	0266	12/23/04	290000	1190	1010	7	1983	3	7200	Y	N	507 SW 3RD PL
001	214480	0590	10/20/05	387000	1190	1120	7	1985	3	29400	N	N	7915 S 132ND ST
001	214480	0172	08/15/05	325000	1200	900	7	1960	3	7000	N	N	12853 80TH AV S
001	298880	0021	10/28/04	310000	1200	900	7	1954	3	15688	Y	N	13409 80TH AV S
001	427990	0190	11/04/03	230000	1200	580	7	1964	3	6000	N	N	11449 61ST AV S
001	779840	0110	10/20/04	231000	1200	600	7	1968	3	6270	N	N	12674 61ST PL S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	214370	0575	11/14/03	318000	1200	870	8	2003	3	7200	N	N	220 POWELL AV SW
001	781280	1365	08/15/05	223500	1210	0	6	1945	3	7290	N	N	6922 S 120TH PL
001	670640	0020	04/22/03	231000	1210	860	7	1967	3	7565	N	N	11917 64TH PL S
001	000140	0039	09/10/03	251000	1210	1210	7	1955	3	15552	N	N	7205 S 133RD ST
001	781280	1760	06/20/05	230000	1220	0	6	1944	3	6160	N	N	12055 69TH AV S
001	788720	0350	06/29/04	225000	1220	240	6	1945	3	14445	N	N	6422 S 131ST ST
001	018500	0080	10/14/03	184000	1220	0	6	1943	3	21100	N	N	12217 56TH PL S
001	683320	0050	11/17/03	268125	1220	670	8	1967	3	8446	N	N	5749 S 121ST ST
001	112304	9199	08/25/04	241000	1230	0	6	1941	3	11000	N	N	12036 64TH AV S
001	214370	0600	06/21/05	277100	1230	0	7	1981	3	12600	N	N	226 POWELL AV SW
001	768960	0885	12/05/05	242000	1230	0	7	1954	3	8004	N	N	12528 74TH AV S
001	768960	0340	10/20/03	170850	1240	0	6	1943	3	7200	N	N	7051 S 125TH ST
001	039920	0215	07/20/04	236000	1240	600	7	1963	3	7000	N	N	6041 S 117TH PL
001	112304	9187	02/20/04	268000	1240	800	7	1992	3	7400	N	N	5566 S LANGSTON RD
001	427990	0050	05/13/05	297000	1250	570	7	1972	3	6524	N	N	6005 S 116TH ST
001	039920	0150	04/01/03	223000	1250	500	7	1961	3	6400	N	N	11609 62ND AV S
001	214370	0800	08/22/03	260000	1260	1000	6	1943	3	4946	N	N	1048 SW 4TH PL
001	214370	1115	03/09/05	345000	1260	910	6	1998	3	8008	Y	N	525 SW 3RD PL
001	214480	0466	01/06/05	258500	1260	500	6	1950	3	13500	N	N	8044 S 132ND ST
001	781280	1690	03/01/05	219900	1260	0	6	1944	3	7200	N	N	6805 S 120TH PL
001	536520	0040	12/02/04	200000	1270	0	6	1949	3	7153	N	N	616 SW LANGSTON RD
001	781280	1605	10/19/05	274000	1270	0	6	1944	4	6650	N	N	6910 S 124TH ST
001	039920	0010	11/24/03	179000	1270	0	6	1961	3	6614	N	N	6237 S 116TH ST
001	780600	0175	08/20/03	267950	1270	1270	7	1959	3	7954	Y	N	7017 S 130TH ST
001	779840	0030	03/16/04	249500	1280	700	7	1963	3	6006	N	N	12634 61ST PL S
001	132304	9056	06/10/05	420000	1290	1290	8	1950	4	18612	Y	N	150 OAKESDALE AV SW
001	214480	0810	06/02/04	214950	1300	0	6	1910	3	10700	N	N	8436 S 134TH ST
001	039900	0281	07/21/04	279950	1300	1300	7	1959	3	12897	N	N	6001 S 119TH ST
001	039920	0130	07/12/04	271000	1300	990	7	1962	3	6500	N	N	6221 S 117TH ST
001	787840	0042	08/10/05	223000	1300	0	7	1968	3	7455	N	N	6815 S 128TH ST
001	214370	1260	04/25/05	285000	1310	500	6	1948	3	5800	Y	N	380 STEVENS AV SW

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	418790	0050	12/27/04	310000	1310	820	7	1961	3	9858	N	N	6427 S 127TH PL
001	779840	0070	03/30/04	211500	1310	0	7	1965	3	6095	N	N	12656 61ST PL S
001	112304	9154	02/03/04	233500	1310	1310	7	1962	3	9230	N	N	12627 BEACON AV S
001	112304	9127	11/01/05	367500	1310	780	8	1997	3	7245	N	N	12442 64TH AV S
001	112304	9198	10/06/03	334000	1310	1230	8	2004	3	10036	N	N	12030 64TH AV S
001	781280	1645	10/24/03	187600	1320	0	6	1944	3	6050	N	N	12046 69TH AV S
001	781280	1325	01/08/03	179500	1320	0	6	1944	3	6000	N	N	6812 S 120TH PL
001	039900	0300	12/05/05	360000	1320	720	7	2005	3	6996	Y	N	11815 60TH AV S
001	427990	0365	07/20/04	275000	1320	750	7	1969	3	9130	N	N	11451 60TH AV S
001	214480	0385	06/17/05	230000	1330	0	6	1946	3	14600	N	N	7620 S LANGSTON RD
001	781250	0140	02/26/04	288000	1330	800	7	2000	3	5987	N	N	5802 S 122ND ST
001	781250	0310	08/20/04	310000	1330	800	7	2000	3	3869	N	N	12242 58TH PL S
001	214370	1190	06/29/04	204000	1330	0	7	1900	3	8040	N	N	532 SW SUNSET BL
001	214370	0777	05/01/03	195000	1340	0	6	1946	3	5000	N	N	1001 SW 3RD PL
001	018200	0436	12/09/04	292000	1340	1040	7	1958	3	17000	N	N	5901 S LANGSTON RD
001	018500	0105	04/28/03	225000	1340	300	7	1941	3	22100	Y	N	12033 56TH PL S
001	112304	9181	10/13/04	269950	1350	1100	7	1963	3	6600	N	N	12029 66TH AV S
001	683320	0045	10/27/03	290000	1360	1200	7	1957	3	12675	N	N	5615 S 120TH ST
001	214370	0025	09/01/05	379000	1360	1300	8	1966	4	11051	Y	N	354 STEVENS AV SW
001	112304	9138	11/10/04	319130	1370	1370	7	1960	3	29640	N	N	6457 S 124TH ST
001	182305	9109	07/26/05	330000	1370	820	7	1941	4	7139	N	N	312 SW LANGSTON RD
001	427990	0390	10/29/03	223500	1370	710	7	1978	3	9934	N	N	11433 60TH AV S
001	217140	0195	05/28/04	328000	1370	900	8	2004	3	5500	N	N	12223 64TH AV S
001	217140	0194	04/14/04	329000	1370	900	8	2004	3	5500	N	N	12227 64TH AV S
001	781320	0135	12/27/04	205000	1380	0	6	1944	3	6954	N	N	12049 71ST AV S
001	214480	0320	07/05/05	345000	1390	1200	7	1961	4	23920	N	N	8015 S 130TH ST
001	214480	0915	12/15/03	289000	1410	800	6	1914	3	56192	N	N	13265 89TH AV S
001	214370	0277	08/12/03	279000	1410	700	7	1929	3	12240	N	N	335 STEVENS AV SW
001	112304	9166	11/24/03	245000	1410	890	7	1961	3	9490	N	N	6443 S 112TH ST
001	217140	0221	06/27/05	290000	1420	0	7	1955	3	20000	N	N	12015 64TH AV S
001	217200	0815	01/07/04	300000	1420	1020	7	1959	3	24000	Y	N	12605 60TH AV S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	298880	0070	05/20/04	220000	1430	0	6	1951	3	17771	Y	N	7612 S 135TH ST
001	214370	0355	07/14/04	261000	1430	1100	7	1954	3	11790	N	N	621 SW LANGSTON RD
001	536520	0055	05/07/04	242000	1430	0	7	1963	3	5686	N	N	518 SW LANGSTON RD
001	739040	0027	07/18/03	249000	1430	1430	7	1961	3	9636	Y	N	7460 S 129TH ST
001	039900	0305	08/09/04	238200	1440	0	7	1957	3	6000	N	N	6016 S 120TH ST
001	739040	0044	08/08/05	315000	1440	800	7	1958	3	9900	N	N	7203 S 128TH ST
001	039900	0095	05/27/04	187380	1460	0	6	1954	3	6000	N	N	6227 S 118TH PL
001	781320	0095	03/17/03	180000	1460	0	6	1944	3	6946	N	N	12005 71ST AV S
001	180150	0120	07/01/05	267000	1460	390	7	1962	3	7488	N	N	12926 74TH AV S
001	132304	9033	01/11/05	250000	1470	780	6	1947	3	19000	N	N	7431 S 132ND ST
001	018500	0167	12/27/05	310000	1470	0	7	1954	3	11200	Y	N	5615 S LANGSTON RD
001	768960	0416	03/03/05	329500	1470	960	7	2004	3	7200	N	N	7038 S 126TH ST
001	781280	1245	05/06/05	219000	1480	0	6	1944	3	6720	N	N	12001 RENTON AV S
001	427990	0410	04/10/05	315000	1480	780	7	1985	3	9429	N	N	11417 60TH AV S
001	788720	0450	10/06/04	250000	1480	480	7	1951	3	13884	N	N	13112 65TH AV S
001	780540	0180	09/29/05	275000	1480	0	7	1999	3	2681	N	N	11526 62ND AV S
001	780540	0190	07/27/05	255000	1480	0	7	1999	3	2729	N	N	11530 62ND AV S
001	780540	0200	07/13/04	245000	1480	0	7	1999	3	2817	N	N	11534 62ND AV S
001	039900	0296	10/30/03	224950	1500	0	7	1957	3	9910	Y	N	11819 60TH AV S
001	214370	0100	09/18/03	275000	1500	800	7	1938	3	6600	N	N	507 SW LANGSTON RD
001	373770	0060	10/25/05	275000	1500	0	7	1975	3	7300	N	N	7326 S 131ST CT
001	039920	0105	04/29/03	265000	1510	1200	7	1956	3	6500	N	N	6214 S 117TH PL
001	217140	0209	09/09/05	286950	1510	0	7	1968	3	8710	N	N	12053 64TH AV S
001	112304	9222	03/24/05	350000	1510	930	8	2005	3	4622	N	N	6438 S 118TH ST
001	427990	0420	12/13/05	399000	1520	1440	8	1972	4	9428	N	N	11411 60TH AV S
001	427990	0240	01/02/04	245000	1530	320	7	1968	3	7314	N	N	11411 61ST AV S
001	298880	0170	09/17/03	269000	1540	800	7	1955	3	30595	Y	N	7655 S 135TH ST
001	392660	0050	07/28/05	312500	1540	0	7	1991	3	9250	N	N	325 OAKESDALE AV SW
001	788720	0125	02/14/03	255000	1540	740	7	1963	3	7965	N	N	12928 64TH AV S
001	217140	0197	02/24/04	332000	1550	970	8	2004	3	5500	N	N	12231 64TH AV S
001	217140	0201	12/17/03	330000	1550	970	8	2004	3	5500	N	N	12219 64TH AV S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	112304	9069	05/13/04	225000	1560	1130	6	1946	3	22500	N	N	6430 S 118TH ST
001	112304	9104	02/12/05	282000	1570	760	7	1955	3	9425	N	N	5703 S 120TH ST
001	418790	0220	05/05/04	251000	1570	820	7	1959	3	7936	N	N	6434 S 127TH PL
001	217200	0752	06/08/05	280000	1600	0	7	1984	3	9306	N	N	12719 61ST PL S
001	427990	0100	07/16/04	255000	1610	600	7	1968	3	6256	N	N	11424 61ST AV S
001	739040	0083	02/16/05	305000	1610	1610	7	1966	3	9000	Y	N	7425 S 129TH ST
001	780540	0160	07/28/03	233500	1610	0	7	1999	3	2699	N	N	11518 62ND AV S
001	780540	0130	02/05/03	228000	1610	0	7	1999	3	2520	N	N	11506 62ND AV S
001	039920	0200	10/20/05	270000	1650	0	7	1958	3	7000	N	N	6217 S 117TH PL
001	780540	0120	07/07/05	272000	1650	0	7	1999	3	3147	N	N	11502 62ND AV S
001	787840	0130	10/17/05	335000	1660	700	7	1955	3	11697	Y	N	6925 S LANGSTON RD
001	739040	0139	05/18/05	255000	1690	0	7	1946	3	21585	N	N	7324 S 132ND ST
001	780540	0040	02/14/05	268500	1690	0	7	1999	3	3386	N	N	11565 62ND AV S
001	780540	0060	09/07/04	247500	1690	0	7	1999	3	2810	N	N	11557 62ND AV S
001	780540	0080	04/06/05	270000	1690	0	7	1999	3	2700	N	N	11549 62ND AV S
001	780540	0030	08/04/05	240000	1690	0	7	1999	3	3355	N	N	11569 62ND AV S
001	781250	0170	10/24/03	244000	1697	0	7	2000	3	4366	N	N	5819 S 122ND ST
001	781250	0230	05/28/04	252000	1700	0	7	2000	3	3400	N	N	12231 58TH PL S
001	780540	0110	05/26/04	240500	1710	0	7	2000	3	2995	N	N	11535 62ND AV S
001	094900	0090	08/19/05	279950	1720	0	7	1962	3	8505	N	N	12028 66TH AV S
001	214480	0225	11/10/04	295000	1750	0	7	1959	3	6375	N	N	12852 80TH AV S
001	182305	9144	07/06/04	264000	1780	0	7	1949	3	11169	N	N	406 SW LANGSTON RD
001	298880	0150	07/26/05	280000	1790	0	7	1943	3	22145	Y	N	7837 S 135TH ST
001	214480	0635	09/14/04	372000	1810	0	7	1938	4	21900	N	N	7632 S 134TH ST
001	214370	0075	04/27/05	290000	1844	0	7	1912	3	12560	N	N	405 SW LANGSTON RD
001	780610	0100	08/25/04	310000	1850	0	7	1964	3	9300	Y	N	7119 S 129TH ST
001	298880	0125	11/16/04	317500	1880	1000	6	1940	3	57063	Y	N	7545 S 135TH ST
001	788290	0120	02/25/05	315500	1920	0	8	1988	3	9180	N	N	206 OAKESDALE AV SW
001	214480	0149	12/13/04	230000	1930	280	7	1960	3	9100	N	N	12914 76TH AV S
001	787840	0134	02/10/04	330000	1940	1000	8	1974	3	9375	Y	N	6921 S LANGSTON RD
001	214370	1021	11/22/04	246800	1960	810	6	1918	3	5609	N	N	808 SW 4TH PL

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
001	781280	1630	04/25/05	274996	1970	0	6	1944	4	6150	N	N	12058 69TH AV S
001	214480	0755	07/11/03	250000	2000	0	6	1915	3	36946	N	N	8200 S 134TH ST
001	683320	0040	01/23/04	289000	2010	0	7	2004	3	4225	N	N	5559 S 120TH ST
001	214370	0404	09/23/04	296750	2040	0	7	1900	3	7200	N	N	274 THOMAS AV SW
001	214480	0650	01/23/04	289950	2050	0	7	2003	3	24100	N	N	7926 S 134TH ST
001	787840	0122	11/09/05	900000	2060	1170	10	1977	4	70131	Y	N	12919 69TH AV S
001	768960	0650	03/30/05	339000	2240	0	8	2005	3	11536	N	N	7022 S 127TH ST
001	788720	0185	04/22/04	267000	2280	380	7	1984	3	8115	N	N	12827 66TH AV S
001	214480	0147	07/18/05	299900	2290	700	7	1960	3	9100	N	N	12900 76TH AV S
001	781250	0200	12/09/03	268000	2300	0	7	2000	3	3896	N	N	5837 S 122ND ST
001	788720	0345	05/11/05	370000	2410	0	7	2005	3	7908	N	N	6620 S 120TH ST
001	182305	9009	10/13/05	512000	2440	620	8	1999	3	13500	Y	N	HAYES PL SW
001	214370	0590	09/24/03	330000	2460	610	8	2003	3	6000	N	N	222 POWELL AV SW
001	214650	0090	08/28/05	478000	2520	0	9	2005	3	5000	N	N	8625 S 133RD PL
001	217140	0198	04/15/04	330000	2660	0	8	2004	3	4806	N	N	12235 64TH AV S
001	217140	0202	02/26/04	329000	2660	0	8	2004	3	4806	N	N	12215 64TH AV S
001	315160	0005	01/28/05	369900	2720	0	8	2005	3	7497	N	N	11624 59TH AV S
001	214370	0795	08/12/04	369000	2783	0	9	2004	3	4520	N	N	324 POWELL AV SW
001	214650	0060	08/28/05	510000	2870	0	9	2005	3	5000	N	N	8715 S 133RD PL
001	214370	0732	02/12/04	370000	2880	0	8	1998	3	9600	N	N	355 THOMAS AV SW
001	214650	0070	10/20/05	523000	3020	0	9	2005	3	5000	N	N	8709 S 133RD PL
001	217200	0901	04/18/05	460000	3441	0	9	2000	3	17333	N	N	12515 64TH AV S
002	420440	0334	12/05/03	124000	450	0	5	1950	3	10735	N	N	214 NW 2ND ST
002	758020	0215	11/28/05	232000	480	0	6	1941	3	10500	N	N	7647 S 126TH ST
002	062305	9010	05/21/04	180000	550	550	6	1944	3	3920	Y	N	8432 S 112TH ST
002	118000	2415	07/15/05	185000	600	0	6	1941	3	4600	N	N	8406 S 117TH PL
002	420440	0060	02/18/05	210000	620	0	6	1943	4	7700	N	N	8820 S 122ND ST
002	118000	5795	07/09/04	173400	670	0	6	1934	3	3500	N	N	8231 S 121ST ST
002	118000	5850	05/09/05	238000	670	0	6	1919	4	6000	N	N	8246 S 122ND ST
002	758020	0315	10/24/05	205000	730	0	6	1940	3	14738	N	N	7862 S 126TH ST
002	214480	0881	12/07/05	245000	740	700	6	1923	4	16149	N	N	8815 S 132ND ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	758020	0095	08/07/03	144888	740	0	6	1943	3	4500	N	N	7818 S 125TH ST
002	118000	5400	02/11/03	152500	770	0	6	1948	3	6000	N	N	8508 S 121ST ST
002	381000	0030	10/25/04	230000	780	0	6	1941	4	10240	N	N	11319 84TH AV S
002	765700	0220	09/02/05	219000	790	0	6	1944	3	7467	N	N	12022 77TH AV S
002	765760	0030	04/28/05	203000	790	0	6	1944	4	7068	N	N	12034 76TH AV S
002	765760	0100	04/26/05	190000	790	0	6	1944	3	7750	N	N	12003 77TH AV S
002	765760	0190	04/16/05	199820	790	0	6	1944	3	7260	N	N	12215 77TH AV S
002	765760	0210	10/07/05	202500	790	0	6	1944	3	6681	N	N	12255 78TH AV S
002	781280	0250	09/23/03	164000	790	0	6	1944	3	8625	N	N	7476 S 118TH PL
002	781280	0285	07/21/04	179950	790	0	6	1944	3	6240	N	N	7438 S 118TH PL
002	781280	0315	06/17/03	174900	790	0	6	1944	3	8075	N	N	11632 74TH AV S
002	781280	0490	05/06/04	215000	790	790	6	1944	3	6875	N	N	7421 S 118TH PL
002	765760	0135	05/25/04	164000	790	0	6	1944	3	7200	N	N	12238 76TH AV S
002	765760	0010	05/24/04	158000	790	0	6	1944	3	7125	N	N	12010 76TH AV S
002	118000	5900	04/28/03	274900	791	360	6	1943	4	9000	Y	N	8222 S 122ND ST
002	405880	1135	04/07/05	192000	800	0	6	1942	3	7700	N	N	11021 WOODLEY AV S
002	204580	0050	06/16/04	287500	800	0	7	1946	4	7200	Y	N	10437 RAINIER AV S
002	765700	0230	08/23/05	228995	810	0	6	1944	4	7467	N	N	12034 77TH AV S
002	765700	0535	11/12/04	204950	810	0	6	1944	3	7980	N	N	12238 77TH AV S
002	781280	0200	12/14/05	240500	810	150	6	1944	3	6300	N	N	7439 S 116TH PL
002	781280	1145	08/15/05	272000	810	160	6	1944	5	8658	N	N	7205 S 120TH ST
002	405880	1945	09/09/03	218400	810	810	6	1945	4	7920	N	N	10819 RUSTIC RD S
002	765760	0015	07/29/03	165000	810	0	6	1944	3	7125	N	N	12016 76TH AV S
002	405880	2250	08/03/05	205000	820	0	6	1948	3	6840	N	N	11028 CRESTWOOD DR S
002	758020	0005	09/13/04	180000	820	0	6	1952	3	6000	N	N	7903 S 124TH ST
002	781280	0610	01/21/05	235000	820	150	6	1944	4	6758	N	N	7502 S 120TH ST
002	781280	0670	11/29/05	274950	820	820	6	1944	3	6656	N	N	7551 S 120TH ST
002	781280	0691	09/27/04	231450	820	820	6	1944	3	7840	N	N	12009 76TH AV S
002	781280	0805	01/23/04	204000	820	0	6	1944	3	6720	N	N	12028 75TH AV S
002	781280	0820	03/22/05	210500	820	0	6	1944	4	6120	N	N	12016 75TH AV S
002	781280	0990	08/27/03	180500	820	100	6	1944	3	5985	N	N	12065 75TH AV S

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	781280	1040	04/14/05	230000	820	0	6	1944	3	6180	N	N	12070 RENTON AV S
002	781280	1055	06/03/04	215000	820	820	6	1944	3	6405	N	N	12052 RENTON AV S
002	118000	0650	03/05/03	178000	830	0	6	1908	3	7525	N	N	8408 S 114TH ST
002	118000	3235	04/22/04	232000	830	0	6	1952	4	6000	N	N	11739 87TH AV S
002	781280	0465	05/13/04	171000	830	0	6	1944	3	5846	N	N	7226 S 120TH ST
002	118000	0460	11/23/04	175000	840	400	6	1908	3	3225	N	N	8540 S 114TH ST
002	118000	3175	10/27/04	188000	850	0	6	1924	3	6000	N	N	8529 S 117TH PL
002	781280	0020	08/17/05	245450	850	0	6	1944	4	6050	N	N	7424 S 116TH ST
002	118000	2400	07/15/05	189500	860	0	6	1929	3	5000	N	N	8416 S 117TH PL
002	118000	7965	09/30/04	275000	860	0	6	1946	3	3000	N	N	8242 S 124TH ST
002	405820	0265	07/05/05	285000	860	600	6	1937	3	10496	Y	N	11039 84TH AV S
002	781280	0175	06/08/05	244000	860	0	6	1944	4	6800	N	N	7417 S 116TH ST
002	781280	0300	04/20/05	224950	860	0	6	1944	3	6600	N	N	7420 S 118TH PL
002	781280	0915	09/09/05	227000	860	0	6	1944	4	8378	N	N	12003 75TH AV S
002	118000	1570	07/14/03	230000	860	0	7	1977	3	6000	Y	N	11535 87TH AV S
002	405880	1210	04/26/04	256000	860	600	7	1943	3	7571	N	N	10816 CORNELL AV S
002	405820	0980	07/20/03	235000	860	200	7	1942	3	7200	Y	N	7728 S LAKERIDGE DR
002	781280	0530	03/29/04	165500	870	0	6	1944	3	6120	N	N	7471 S 118TH PL
002	781280	0605	01/10/05	194950	870	0	6	1944	3	6758	N	N	7504 S 120TH ST
002	381000	0035	10/04/05	331000	880	880	7	1954	4	11070	N	N	8240 S 114TH ST
002	405880	1905	01/11/04	253000	890	800	6	1945	3	6325	N	N	10625 RUSTIC RD S
002	118000	0125	11/22/05	349950	890	710	7	2005	4	6000	Y	N	11216 84TH AV S
002	781280	0450	09/30/04	180000	900	0	6	1944	3	6630	N	N	7210 S 120TH ST
002	118000	3185	03/28/03	175000	910	0	6	1940	3	6200	N	N	8535 S 117TH PL
002	781280	0275	02/11/03	169950	910	0	6	1944	3	6500	N	N	7450 S 118TH PL
002	381000	0335	03/21/05	200000	920	0	6	1947	3	6200	N	N	8230 S 116TH ST
002	405880	1856	02/15/05	264000	920	0	7	1950	3	7339	N	N	10640 RUSTIC RD S
002	928280	0270	03/15/05	233500	920	0	7	1955	3	6000	N	N	7645 S 113TH ST
002	956480	0056	10/15/04	254950	924	170	7	1955	3	8850	N	N	214 NW 6TH ST
002	405820	0465	08/25/04	290000	930	900	6	1943	3	7080	Y	N	10946 FOREST AV S
002	118000	5420	04/04/05	254500	940	0	6	1952	3	6000	N	N	8503 S 121ST ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	118000	2670	09/04/03	170000	940	0	6	1930	3	7000	N	N	8722 S 117TH PL
002	118000	2250	06/18/04	205000	950	0	6	1925	3	6000	N	N	8420 S 117TH ST
002	758020	0310	03/29/05	190000	950	0	6	1940	3	8900	N	N	7870 S 126TH ST
002	781280	0030	10/24/05	233300	950	0	6	1944	4	6050	N	N	7436 S 116TH ST
002	167840	0141	12/19/05	384000	950	400	7	1919	5	10527	Y	N	11050 84TH AV S
002	405820	0700	02/26/03	247000	960	140	6	1951	3	5150	Y	N	7919 S LAKERIDGE DR
002	405820	1265	05/21/03	209500	960	0	7	1954	3	6720	N	N	11124 WOODWARD AV S
002	405880	0490	08/03/05	448888	960	900	8	1954	4	7440	Y	N	7507 S LAUREL ST
002	118000	5260	11/23/05	245000	970	0	6	1920	3	6000	N	N	8523 S 120TH ST
002	381000	0134	03/26/04	235000	970	0	7	1953	4	8000	N	N	8019 S 112TH ST
002	118000	1630	08/24/04	172500	980	0	6	1942	3	3000	N	N	8524 S 116TH ST
002	765700	0575	11/03/05	257400	980	0	6	1944	3	7860	N	N	12221 78TH AV S
002	765760	0110	08/17/04	232000	980	0	6	1944	4	7260	N	N	12210 76TH AV S
002	928280	1545	07/11/05	239950	980	0	6	1942	4	6000	N	N	7821 S 114TH ST
002	118000	4980	06/25/03	189000	980	0	7	1947	3	6120	N	N	12007 84TH AV S
002	765700	0055	10/26/04	255000	990	0	6	1944	4	8037	N	N	12055 80TH AV S
002	204540	0240	12/18/03	298000	990	700	7	1938	3	11688	Y	N	10401 RAINIER AV S
002	405820	0110	06/23/04	290000	990	560	7	1939	3	7080	Y	N	10866 DIXON DR S
002	405820	0850	05/24/05	315100	990	990	7	1951	3	7080	Y	N	10844 FOREST AV S
002	204580	0390	12/15/04	443000	990	900	8	2004	3	7906	Y	N	10431 DIXON DR S
002	405820	1075	05/23/05	369950	990	700	8	1954	3	6200	Y	N	7723 S LAKERIDGE DR
002	405880	0990	10/07/04	325000	1000	650	7	1950	3	7747	Y	N	11059 AUBURN AV S
002	405880	1260	11/10/04	337250	1000	600	7	1950	3	7860	Y	N	10801 WOODLEY AV S
002	420440	0339	06/04/04	185000	1000	0	7	1964	3	7955	N	N	210 NW 2ND ST
002	405820	1140	07/10/03	254000	1000	700	7	1951	3	7502	Y	N	7750 S MISSION DR
002	118000	2735	09/13/04	254100	1010	0	6	1923	4	6000	N	N	8723 S 117TH ST
002	781280	1175	07/27/05	219950	1010	480	6	1944	3	6527	N	N	7227 S 120TH ST
002	928280	0305	06/20/05	268000	1010	500	6	1944	4	6000	N	N	7632 S 114TH ST
002	928280	1045	02/23/05	296000	1010	1010	6	1948	4	2700	Y	N	11545 80TH AV S
002	381000	0315	07/17/03	232500	1010	500	7	1953	3	19840	N	N	11517 84TH AV S
002	956480	0095	12/08/03	191000	1010	0	7	1955	3	14636	N	N	213 NW 6TH ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	405880	2290	06/20/05	294500	1010	630	8	1957	3	7140	N	N	10901 LAKERIDGE DR S
002	118050	0100	05/18/04	295000	1010	910	8	1998	3	4627	N	N	11420 81ST PL S
002	405820	0635	06/20/05	346500	1020	400	7	1948	4	7178	Y	N	8001 S LAKERIDGE DR
002	405820	0705	08/25/04	299950	1020	800	7	1941	4	5350	Y	N	7915 S LAKERIDGE DR
002	405880	0690	11/28/05	383000	1020	800	7	2003	4	7320	Y	N	7519 S SUNNYCREST RD
002	928280	0325	04/03/04	196000	1020	0	7	1955	3	5400	N	N	7642 S 114TH ST
002	928280	0335	06/07/05	250000	1020	0	7	1955	3	5400	N	N	7644 S 114TH ST
002	405880	0805	12/23/04	349500	1030	700	7	1941	4	13225	Y	N	7551 S LAKERIDGE DR
002	118000	1375	09/26/05	270000	1040	0	6	1938	4	6000	N	N	8425 S 115TH PL
002	781280	0545	11/02/04	229950	1040	820	6	1944	3	6136	N	N	11829 76TH AV S
002	118000	0925	05/13/03	255000	1040	0	7	1974	4	6000	N	N	8534 S 115TH ST
002	420240	0330	05/25/04	227000	1040	700	7	1964	3	6000	N	N	413 MAPLE AV NW
002	420440	0308	02/17/04	243500	1040	700	7	1961	3	8250	N	N	255 LIND AV NW
002	928280	0460	07/27/05	286000	1040	600	7	1956	4	7500	N	N	7637 S 114TH ST
002	405880	1895	01/25/05	243500	1050	0	6	1955	4	6890	N	N	10615 RUSTIC RD S
002	405820	1015	06/27/03	320000	1050	800	7	1943	4	7380	Y	N	7725 S SUNNYCREST RD
002	405880	1410	12/22/05	321300	1050	860	7	1962	3	4320	Y	N	10725 CRESTWOOD DR S
002	405820	0920	07/07/03	265000	1060	800	7	1953	3	4940	Y	N	10819 FOREST AV S
002	118000	0790	04/17/03	181500	1070	0	6	1944	3	6000	N	N	8408 S 115TH ST
002	381000	0390	05/13/03	228500	1070	500	6	1933	3	11250	N	N	8231 S 116TH ST
002	765700	0070	12/14/05	265000	1070	0	6	1944	5	8037	N	N	12037 80TH AV S
002	765700	0120	10/06/05	247750	1070	0	6	1944	4	7467	N	N	12022 78TH AV S
002	956480	0115	02/08/05	237000	1070	620	7	1961	3	27009	N	N	516 TAYLOR PL NW
002	118000	3325	04/17/03	179990	1080	0	5	1920	3	6000	N	N	8502 S 118TH ST
002	405880	1190	03/30/04	221000	1080	0	6	1942	4	8580	N	N	11020 PARKVIEW AV S
002	765760	0105	06/10/04	210000	1080	0	6	1944	3	7320	N	N	12204 76TH AV S
002	420240	0275	04/26/04	250000	1080	620	7	1978	3	4000	N	N	410 LIND AV NW
002	405880	2295	04/20/05	345000	1080	530	8	1956	4	7440	N	N	10909 LAKERIDGE DR S
002	118000	6477	08/27/04	340000	1090	300	6	1926	5	6500	N	N	8240 S 123RD ST
002	405880	1250	09/02/04	215000	1090	0	6	1943	3	7686	Y	N	11030 CORNELL AV S
002	381000	0055	10/24/03	180000	1090	0	6	1920	3	7680	N	N	11315 84TH AV S

***Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	381000	0783	05/03/05	244000	1090	700	7	1962	3	9432	Y	N	7710 S 120TH ST
002	405820	1100	01/29/03	253000	1090	1090	7	1956	3	4160	Y	N	7700 S MISSION DR
002	405880	0315	05/14/03	369999	1090	1090	7	1951	4	10350	Y	N	10640 FOREST AV S
002	928280	1620	04/18/03	207500	1090	0	7	1951	3	6000	Y	N	7842 S 114TH ST
002	118000	6585	07/28/03	260000	1090	1090	7	1962	3	8500	Y	N	8427 S 122ND ST
002	115910	0100	11/07/05	375000	1100	840	8	1981	4	10224	N	N	11311 82ND AV S
002	118000	0110	06/10/04	265000	1110	0	7	1920	4	6000	N	N	8420 S 113TH ST
002	118000	0100	09/15/05	356500	1120	0	7	1999	4	7000	Y	N	8428 S 113TH ST
002	118000	2440	09/26/03	240000	1120	300	7	1957	3	9000	N	N	8509 S 117TH ST
002	118000	7265	09/09/05	469900	1120	780	7	1962	5	6000	Y	N	8241 S 123RD ST
002	118000	5195	08/09/05	333000	1130	930	7	1963	4	6000	Y	N	8414 S 121ST ST
002	182305	9195	02/05/03	237900	1130	530	7	1964	3	7956	Y	N	8425 S 130TH ST
002	405880	1140	07/08/05	230000	1130	0	7	1960	3	7866	N	N	11035 WOODLEY AV S
002	755380	0015	04/27/04	327500	1130	900	8	1954	3	10540	Y	N	10818 FOREST AV S
002	118000	1235	08/19/03	189500	1140	0	6	1932	3	4500	N	N	8429 S 115TH ST
002	118000	1475	09/24/04	235000	1140	0	6	1990	3	6000	N	N	8400 S 116TH ST
002	928280	0480	03/29/04	184950	1140	0	6	1947	3	6000	N	N	7651 S 114TH ST
002	118000	1305	07/30/03	225000	1140	0	7	1921	3	6000	N	N	8414 S 115TH PL
002	758020	0340	06/10/04	203000	1150	0	6	1943	3	15973	N	N	7826 S 126TH ST
002	765700	0580	06/16/04	186100	1150	0	6	1944	3	7860	N	N	12215 78TH AV S
002	765760	0020	12/17/04	220000	1150	0	6	1944	3	7068	N	N	12022 76TH AV S
002	781280	0860	02/15/05	225000	1150	0	6	1944	4	7645	N	N	12237 76TH AV S
002	118000	5460	09/04/03	172250	1150	0	6	1943	3	6000	N	N	8527 S 121ST ST
002	405820	0380	04/25/05	310000	1150	0	7	1951	3	7440	Y	N	10845 DIXON DR S
002	405880	1730	08/23/05	495700	1150	1150	7	1957	4	7200	Y	N	6928 S RUSTIC RD
002	405820	1440	08/24/04	338000	1150	1000	8	1948	3	7080	Y	N	7640 S LAKERIDGE DR
002	118000	4531	04/18/03	249500	1160	720	7	1984	3	6000	N	N	8403 S 119TH ST
002	118000	6125	08/11/04	229950	1160	0	7	1982	3	9000	N	N	8008 S 122ND ST
002	405820	0760	05/27/05	405950	1160	980	8	1953	3	5150	Y	N	7908 S LAKERIDGE DR
002	781280	0130	10/25/05	255000	1170	0	6	1944	3	9216	N	N	11637 76TH AV S
002	405880	0430	10/27/05	410000	1170	1100	8	1952	4	7260	Y	N	7520 S LAUREL ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	765760	0025	06/08/05	218000	1180	0	6	1944	3	7068	N	N	12028 76TH AV S
002	381000	0040	05/18/05	300000	1190	0	6	1925	4	8610	N	N	8234 S 114TH ST
002	405820	1475	04/16/04	325000	1190	1100	7	1958	4	7680	Y	N	7684 S LAKERIDGE DR
002	405880	1050	10/21/05	250000	1190	0	7	1947	3	5846	N	N	11046 WOODLEY AV S
002	118000	5465	06/10/05	255000	1200	0	7	1970	3	6000	N	N	8539 S 121ST ST
002	118000	6425	09/21/04	295000	1200	600	7	1958	4	6000	Y	N	8247 S 122ND ST
002	399140	0015	11/01/04	305000	1200	1000	7	1956	4	10050	N	N	11818 78TH AV S
002	405880	0880	01/13/05	333000	1200	500	7	2005	3	5723	Y	N	11021 WOODWARD AV S
002	118000	1435	11/23/04	190000	1210	0	6	1925	3	6000	N	N	8424 S 116TH ST
002	928280	1730	10/01/04	289950	1210	500	6	1943	4	6000	Y	N	7823 S 113TH ST
002	928280	1810	05/11/04	289950	1210	0	6	1943	4	6000	Y	N	7832 S 113TH ST
002	928280	1840	07/09/04	280000	1210	300	6	1943	4	6000	N	N	7850 S 113TH ST
002	928280	1880	09/16/05	300000	1210	200	6	1943	4	6000	N	N	7816 S 113TH ST
002	928280	1970	07/11/03	289950	1210	0	6	1943	4	6000	Y	N	7907 S 112TH ST
002	781280	0690	04/01/04	219000	1220	1080	6	1944	3	8272	N	N	7569 S 120TH ST
002	405880	0670	08/05/04	404000	1220	1100	7	1941	4	6962	Y	N	7200 S LAKERIDGE DR
002	420240	0130	11/29/04	264500	1220	800	7	1969	3	5890	N	N	521 LIND AV NW
002	420240	0135	01/29/04	202000	1220	0	7	1968	3	6000	N	N	515 LIND AV NW
002	182305	9284	06/30/04	249950	1220	530	7	2004	3	5513	N	N	714 3RD CT NW
002	182305	9285	07/06/04	254950	1220	530	7	2004	3	4531	N	N	708 3RD CT NW
002	182305	9286	07/26/04	249950	1220	530	7	2004	3	4531	N	N	702 3RD CT NW
002	182305	9287	07/23/04	254950	1220	530	7	2004	3	4549	N	N	618 3RD CT NW
002	182305	9288	08/04/04	249950	1220	530	7	2004	3	4578	N	N	612 3RD CT NW
002	405820	0395	09/07/04	391200	1220	900	8	1950	3	8968	Y	N	10815 DIXON DR S
002	122304	9048	08/08/05	245000	1230	0	7	1947	3	13938	N	N	8000 S 128TH ST
002	405820	0295	12/16/05	355500	1230	0	7	1952	4	5900	Y	N	10909 DIXON DR S
002	405880	0455	04/25/03	299900	1230	550	7	1964	4	6780	N	N	7537 S RYAN ST
002	765700	0275	10/14/04	215000	1230	0	7	1952	3	9825	N	N	12027 78TH AV S
002	956480	0090	02/27/04	300000	1230	800	7	1955	4	14850	N	N	217 NW 6TH ST
002	405880	2030	10/23/03	245000	1230	1230	7	1951	3	7800	N	N	10820 LAKERIDGE DR S
002	118000	5445	07/07/05	230000	1240	0	6	1952	3	3000	N	N	8513 S 121ST ST

***Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	118000	5655	12/17/03	214500	1240	820	6	1941	3	5500	N	N	8431 S 121ST ST
002	405820	1220	01/21/05	259000	1240	0	7	1950	4	7680	N	N	7723 S MISSION DR
002	405880	0180	05/16/03	231500	1240	0	7	1953	3	6900	Y	N	10610 WOODLEY AV S
002	758020	0400	06/23/04	327000	1240	1220	7	2002	3	11475	N	N	7830 S 128TH ST
002	381000	0287	01/10/03	285000	1240	720	7	2002	3	5589	N	N	11433 84TH AV S
002	118000	0780	04/04/05	314000	1250	0	6	1931	5	6000	N	N	8416 S 115TH ST
002	118000	3285	05/23/05	240000	1250	0	6	1932	4	5500	N	N	8526 S 118TH ST
002	765760	0175	07/07/05	216000	1250	0	6	1944	3	7200	N	N	12233 77TH AV S
002	118000	1355	11/01/04	305000	1250	620	7	1984	3	4500	N	N	8413 S 115TH PL
002	381000	0515	07/01/05	326000	1250	1250	7	1960	4	8960	N	N	8027 S 117TH ST
002	956480	0051	10/11/04	280000	1250	220	7	1961	3	9135	N	N	300 NW 6TH ST
002	118000	7015	08/10/04	237950	1260	0	6	1951	3	7800	N	N	8540 S 123RD PL
002	118000	8105	10/01/03	325000	1260	1200	6	1942	4	15000	Y	N	12323 85TH AV S
002	420440	0010	05/22/03	239900	1260	0	6	1939	3	9100	N	N	12100 87TH AV S
002	765700	0250	11/04/03	197000	1260	0	6	1944	3	7524	N	N	12056 77TH AV S
002	781280	0750	08/17/04	202000	1260	0	6	1944	3	6305	N	N	12072 75TH AV S
002	122304	9168	07/02/03	245000	1260	660	7	1970	3	7350	N	N	12624 82ND AV S
002	182305	9224	01/28/04	260000	1260	1000	7	1964	3	42813	Y	N	253 SENECA PL NW
002	758020	0425	08/15/05	249950	1270	0	6	1941	4	12388	N	N	7835 S 126TH ST
002	781280	0885	09/10/04	187950	1270	0	6	1944	3	6096	N	N	12206 75TH AV S
002	420240	0210	10/19/05	350000	1270	650	8	1965	4	8000	N	N	459 LIND AV NW
002	118000	7245	06/23/04	350000	1280	800	7	1968	4	6000	Y	N	8217 S 123RD ST
002	118000	7275	01/11/05	362500	1280	720	7	1989	4	6000	Y	N	8229 S 123RD ST
002	781280	0505	01/21/05	262000	1288	0	6	1944	4	6741	N	N	7441 S 118TH PL
002	781280	0730	04/28/04	220000	1290	0	6	1944	3	6180	N	N	12045 76TH AV S
002	118000	5275	08/25/03	232500	1290	0	7	1988	3	6000	N	N	8527 S 120TH ST
002	118000	5325	02/13/03	280000	1290	1290	7	1979	3	7200	N	N	12011 87TH AV S
002	420240	0268	11/18/04	270000	1290	1290	7	1977	3	4000	N	N	412 LIND AV NW
002	118000	5050	04/25/03	257600	1300	600	7	1961	3	6000	Y	N	8220 S 121ST ST
002	405820	1215	03/06/03	240000	1300	700	7	1948	3	7080	N	N	7729 S MISSION DR
002	118000	0810	09/20/04	290500	1310	0	6	1920	4	6450	N	N	8501 S 114TH ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	405880	1055	09/16/04	241000	1310	500	6	1942	4	8128	N	N	11113 CORNELL AV S
002	670630	0080	09/28/05	340000	1310	790	7	1967	3	6750	N	N	7612 S 120TH ST
002	866490	0070	12/03/04	306200	1310	380	7	1983	4	7282	N	N	11436 82ND PL S
002	420440	0337	06/02/04	280000	1318	550	7	2004	3	5000	Y	N	212 NW 2ND ST
002	758020	0020	06/07/04	314950	1320	0	6	1947	5	10875	N	N	12426 79TH AV S
002	118000	4215	06/21/04	286000	1320	0	7	1926	4	8000	N	N	11908 87TH AV S
002	118000	5735	04/03/03	305000	1320	1320	7	1962	3	9000	Y	N	8404 S 122ND ST
002	420240	0064	02/21/03	256000	1320	1200	7	1964	3	6000	N	N	500 STEVENS AV NW
002	405880	1285	09/07/05	410000	1320	800	8	1952	3	6380	Y	N	10843 AUBURN AV S
002	928280	1490	09/03/04	311000	1320	1180	8	1985	3	7500	N	N	7824 S 115TH ST
002	072305	9070	06/09/05	339000	1330	950	6	1948	4	13200	N	N	12421 87TH AV S
002	118000	3050	02/17/05	285000	1330	0	7	1981	3	15600	Y	N	8716 S 118TH ST
002	405820	0195	12/12/03	310000	1330	1000	7	1953	4	5980	N	N	11006 LOTUS PL S
002	405880	1290	08/26/04	369000	1330	700	7	1953	4	6380	Y	N	10837 AUBURN AV S
002	928280	1590	07/24/03	360000	1330	1300	7	1978	4	6000	Y	N	7851 S 114TH ST
002	946000	0100	12/27/05	364000	1330	1330	7	1958	3	6491	Y	N	361 MAPLE AV NW
002	765700	0090	07/06/05	236848	1340	0	6	1943	3	8319	N	N	12007 80TH AV S
002	765760	0195	08/26/03	188750	1340	0	6	1944	3	7260	N	N	12209 77TH AV S
002	405820	0765	09/23/03	271300	1340	500	7	1938	3	5250	Y	N	7844 S SUNNYCREST RD
002	758020	0410	10/06/05	268000	1340	0	7	1943	3	9750	N	N	7846 S 128TH ST
002	174300	0030	12/05/05	380000	1350	800	7	1960	3	7378	N	N	8047 S 117TH ST
002	118000	0455	03/17/04	270000	1360	420	6	1987	4	3225	N	N	8542 S 114TH ST
002	122304	9148	11/02/05	276500	1360	0	7	1964	4	10725	N	N	8237 S 126TH PL
002	758020	0295	08/31/05	261888	1360	0	7	1941	4	15303	N	N	7927 S 125TH ST
002	928280	1260	02/03/05	326450	1360	970	7	1979	4	6000	N	N	7826 S 115TH PL
002	182305	9177	01/07/03	285000	1360	560	8	1953	4	38486	Y	N	250 SENECA AV NW
002	204580	0310	07/16/03	399000	1370	1000	7	1965	3	6900	Y	N	10505 DIXON DR S
002	420440	0056	11/16/04	265000	1370	200	7	1940	3	7700	N	N	8907 S 121ST ST
002	118000	4540	07/23/03	242000	1380	0	7	1948	3	6000	N	N	8502 S 120TH ST
002	405820	1180	05/14/04	409300	1380	600	8	1927	4	10100	Y	N	7757 S LAKERIDGE DR
002	405880	1430	03/05/03	329000	1380	880	8	1956	3	6608	Y	N	7133 S SUNNYCREST RD

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Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	928280	1010	09/21/05	407500	1380	1320	8	1979	5	6000	N	N	7906 S 116TH ST
002	928280	1120	10/07/05	355000	1380	1000	8	1979	3	7500	Y	N	11530 78TH AV S
002	781280	0850	06/21/04	217000	1390	0	6	1944	3	7198	N	N	12225 76TH AV S
002	122304	9114	09/19/05	249000	1390	0	7	1955	3	7200	N	N	12514 80TH AV S
002	174260	0055	07/18/03	270500	1390	1300	7	1958	3	9174	N	N	8029 S 113TH ST
002	381000	0321	06/27/03	219555	1390	0	7	1957	3	9920	N	N	11511 84TH AV S
002	928280	0255	03/12/03	190500	1390	0	7	1955	3	6000	N	N	7633 S 113TH ST
002	118000	5715	11/12/04	352500	1390	770	8	1960	4	6000	Y	N	8414 S 122ND ST
002	118000	1220	10/24/05	295000	1400	0	6	1930	4	5145	N	N	8423 S 115TH ST
002	912460	0075	11/21/05	425000	1400	0	7	1929	3	12804	Y	N	11721 78TH AV S
002	337920	0020	01/29/03	299000	1400	800	8	1965	3	7440	Y	N	8209 S 124TH ST
002	405880	1595	06/15/05	409950	1400	770	8	1955	3	7100	Y	N	7100 S SUNNYCREST RD
002	072305	9089	11/28/05	550000	1410	1000	7	1950	5	17820	Y	N	12642 84TH AV S
002	337920	0060	04/28/03	299500	1410	800	8	1965	3	5355	Y	N	12404 83RD AV S
002	337920	0130	02/20/04	285000	1410	800	8	1965	3	6175	Y	N	12433 84TH AV S
002	118000	0655	01/04/05	310200	1420	800	6	1930	4	5375	N	N	8402 S 114TH ST
002	781280	0775	02/26/04	199000	1420	0	6	1944	3	7420	N	N	12052 75TH AV S
002	174280	0330	10/27/05	435000	1420	1330	8	1977	4	7775	Y	N	464 SENECA AV NW
002	765700	0520	07/24/05	230000	1430	0	6	1944	3	7920	N	N	12222 77TH AV S
002	928280	0095	04/28/05	309000	1430	0	7	1951	5	6000	N	N	7657 S 112TH ST
002	118000	3465	02/18/03	227170	1430	0	8	1958	3	6000	N	N	8404 S 118TH ST
002	337920	0230	07/16/04	406900	1450	1200	8	1965	4	6200	Y	N	12436 83RD AV S
002	337920	0270	04/08/03	335000	1450	750	8	1965	3	6175	Y	N	12412 83RD AV S
002	781280	0570	09/26/05	239000	1460	0	6	1944	3	6930	N	N	7542 S 120TH ST
002	405820	1155	01/21/03	252500	1460	0	7	1951	3	10500	Y	N	7810 S 112TH ST
002	405880	0920	09/25/04	385000	1460	1000	7	1947	3	7090	Y	N	11050 AUBURN AV S
002	758020	0365	09/08/04	215000	1460	0	7	1959	3	7800	N	N	12604 78TH AV S
002	118000	4385	05/12/04	228000	1460	0	7	2002	3	2800	N	N	8525 S 119TH ST
002	399140	0079	11/08/05	438000	1460	1400	8	1977	3	8400	Y	N	11802 79TH AV S
002	405880	1315	04/29/04	416450	1460	450	8	1947	3	7370	Y	N	10801 AUBURN AV S
002	781280	1035	09/15/05	185066	1470	0	6	1944	3	6060	N	N	12076 RENTON AV S

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Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	399140	0040	04/23/03	247500	1470	690	7	1956	3	10050	N	N	11805 79TH AV S
002	928280	0055	07/26/04	239950	1470	0	7	1952	3	6000	N	N	7631 S 112TH ST
002	405820	1465	09/07/04	395000	1470	1000	8	1953	4	7080	Y	N	7668 S LAKERIDGE DR
002	912460	0015	04/22/05	445000	1470	1000	8	1962	4	7920	Y	N	7711 S 116TH ST
002	928280	1030	11/21/05	312500	1470	1260	8	1979	3	6000	N	N	7918 S 116TH ST
002	405880	1554	12/15/05	494000	1480	1100	8	1941	4	11750	Y	N	7150 S SUNNYCREST RD
002	781280	0145	07/22/05	269900	1500	0	6	1944	4	7085	N	N	7450 S 116TH PL
002	405880	0380	10/09/03	338500	1500	700	7	1951	3	8580	Y	N	10435 76TH AV S
002	765760	0120	12/29/04	217000	1520	0	6	1944	3	7260	N	N	12222 76TH AV S
002	399140	0005	07/13/05	399000	1520	1520	7	1957	5	10050	Y	N	11806 78TH AV S
002	781280	0590	03/10/05	250000	1520	0	7	1944	3	6370	N	N	7520 S 120TH ST
002	420240	0219	04/08/04	248000	1520	0	8	1997	3	4000	N	N	457 LIND AV NW
002	381000	0095	08/16/04	356900	1530	1630	7	1957	4	9840	N	N	8226 S 114TH ST
002	781280	0185	06/28/05	239000	1540	0	6	1944	3	10150	N	N	7427 S 116TH PL
002	570800	0020	06/01/04	310000	1540	1510	7	1964	3	9450	N	N	8211 S 126TH ST
002	413680	0150	03/18/04	240000	1540	280	7	1925	3	9207	N	N	8807 S 116TH ST
002	399140	0065	10/05/04	372500	1540	850	8	1977	4	8400	Y	N	11824 79TH AV S
002	118000	4650	05/23/03	219000	1544	0	6	1999	3	6000	N	N	8420 S 120TH ST
002	928280	0195	05/06/05	280000	1550	0	7	1952	4	6000	N	N	7626 S 113TH ST
002	381000	0136	09/22/04	340000	1550	990	8	1961	4	8000	N	N	8018 S 113TH ST
002	182305	9223	09/22/04	295000	1560	0	7	1964	3	9788	N	N	12816 84TH AV S
002	781280	0265	12/20/05	258500	1580	0	6	1944	3	6900	N	N	7458 S 118TH PL
002	381000	0500	08/07/03	300450	1590	1500	7	1960	3	8960	Y	N	8005 S 117TH ST
002	174260	0020	09/17/03	236000	1600	0	7	1956	3	6935	N	N	8034 S 113TH ST
002	381000	0071	08/06/03	257500	1600	0	8	1974	3	7210	N	N	8121 S 112TH ST
002	381000	0107	02/03/03	236950	1600	0	8	1974	3	7210	N	N	8113 S 112TH ST
002	405820	1230	06/30/05	322000	1620	0	7	1951	4	7680	N	N	7711 S MISSION DR
002	765700	0005	09/28/04	240000	1620	0	7	1955	3	10080	N	N	7905 S 120TH ST
002	405820	1045	11/16/04	435000	1620	750	8	1974	4	8450	Y	N	7753 S LAKERIDGE DR
002	118000	6713	10/24/05	350000	1620	0	8	1998	3	4878	N	N	8692 S 123RD ST
002	928280	1695	05/28/04	390000	1630	950	7	1949	4	9000	Y	N	7824 S 114TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	115910	0030	09/06/05	372000	1630	1240	8	1973	4	7725	N	N	11330 82ND AV S
002	118000	8010	03/09/05	369950	1640	1100	7	1962	3	6000	Y	N	8218 S 124TH ST
002	204540	0170	12/15/03	358000	1650	900	8	1958	3	7200	Y	N	10457 RAINIER AV S
002	163760	0065	04/04/03	264950	1660	250	6	1936	3	15525	N	N	8214 S 128TH ST
002	163760	0005	08/26/05	310000	1660	0	7	1950	4	12000	N	N	12635 84TH AV S
002	405880	1760	08/27/04	325000	1670	0	7	1953	3	11400	Y	N	6901 S RUSTIC RD
002	405880	2060	05/26/05	254950	1680	0	6	1943	4	6650	N	N	10861 CRESTWOOD DR S
002	118000	7900	04/01/04	345000	1680	1220	7	1954	3	12000	Y	N	8233 S 123RD PL
002	118000	3265	01/31/05	359000	1680	730	8	2004	3	3000	N	N	8536 S 118TH ST
002	118000	3260	10/11/04	346000	1680	730	8	2004	3	3000	N	N	8538 S 118TH ST
002	118000	3270	05/16/05	395000	1680	730	8	2004	3	3000	N	N	8532 S 118TH ST
002	118000	5347	01/19/05	287000	1690	0	7	2004	3	3000	N	N	8538 S 121ST ST
002	781280	0245	04/03/03	199900	1700	0	6	1944	3	6675	N	N	11809 76TH AV S
002	167840	0085	10/29/04	387000	1700	0	7	1991	4	11750	Y	N	11011 RAINIER AV S
002	956480	0015	10/28/04	317000	1710	1320	8	1995	3	6900	N	N	665 TAYLOR AV NW
002	118000	2515	03/05/03	239900	1720	0	6	1969	3	6000	N	N	11713 87TH AV S
002	182305	9204	09/17/03	300000	1730	1050	7	1959	3	17250	N	N	12820 84TH AV S
002	928280	0075	04/22/05	260000	1740	0	7	1952	4	6000	N	N	7645 S 112TH ST
002	174280	0320	10/06/05	389950	1750	1160	8	1966	3	8025	Y	N	454 SENECA AV NW
002	912460	0035	07/02/04	420000	1760	1700	8	1962	4	7920	Y	N	7718 S 117TH ST
002	405880	1623	08/23/04	325000	1780	0	8	1999	3	9043	N	N	7215 S RUSTIC RD
002	118000	5986	03/24/04	414900	1780	910	9	1979	3	9968	Y	N	8029 S 121ST ST
002	420240	0205	11/23/04	267000	1790	0	7	1966	3	7000	N	N	463 LIND AV NW
002	928280	1325	11/17/04	270000	1790	0	7	1988	3	7205	N	N	7813 S 115TH ST
002	118000	5466	07/22/04	260000	1790	0	7	2004	3	3000	N	N	8541 S 121ST ST
002	118000	5467	07/15/04	260000	1790	0	7	2004	3	3000	N	N	8537 S 121ST ST
002	118000	6806	10/20/03	282000	1790	0	8	1998	3	5360	N	N	8661 S 123RD ST
002	118050	0060	08/16/05	339950	1790	0	8	1998	3	5424	N	N	11427 81ST PL S
002	765760	0035	12/19/03	206000	1800	0	6	1944	3	7011	N	N	12038 76TH AV S
002	118000	1520	04/26/05	359900	1810	630	8	2004	3	3000	N	N	8525 S 115TH PL
002	118000	1525	04/11/05	363150	1810	630	8	2004	3	3000	N	N	8527 S 115TH PL

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	796150	0050	08/23/04	515000	1820	1380	8	1963	5	10713	Y	N	8504 S 125TH ST
002	118000	8070	06/09/03	309500	1840	0	7	1988	3	6000	Y	N	8409 S 123RD PL
002	118000	4725	06/17/04	335000	1850	0	8	1984	4	8300	N	N	8101 S 120TH ST
002	118000	0415	02/27/04	250000	1890	0	6	1922	3	6000	Y	N	11307 87TH AV S
002	381000	0140	02/19/04	290000	1890	0	8	1994	3	16147	N	N	8030 S 114TH ST
002	182305	9248	08/26/04	319252	1900	0	8	2004	3	11328	N	N	600 3RD CT NW
002	420440	0092	12/14/05	424000	1900	1530	8	1989	4	7200	N	N	403 LIND AV NW
002	118000	5565	06/10/04	288000	1910	0	8	1998	3	4946	N	N	8543 S 121ST ST
002	405820	1325	04/05/05	495000	1910	600	9	2000	3	9360	Y	N	7665 S LAKERIDGE DR
002	118000	8210	07/21/05	320000	1920	0	7	2000	3	4200	Y	N	8512 S 124TH ST
002	118000	0620	01/27/03	277000	1920	0	8	2002	3	3225	N	N	8428 S 114TH ST
002	405880	0375	04/23/03	310000	1940	700	7	1949	3	7920	Y	N	10429 76TH AV S
002	118000	2378	07/10/03	260000	1950	0	7	2002	3	3000	N	N	8428 S 117TH PL
002	118000	0625	05/26/04	323000	1950	0	8	2002	3	3225	N	N	8426 S 114TH ST
002	118000	2590	05/12/05	319950	1960	0	8	2004	3	3000	N	N	8520 S 117TH PL
002	405880	0530	10/18/05	415000	1980	600	7	1941	3	8493	Y	N	7553 S LAUREL ST
002	118000	0628	10/13/03	280000	1980	0	7	2003	3	3225	N	N	8422 S 114TH ST
002	118000	3640	05/10/05	336500	1990	0	8	2004	3	3000	N	N	8515 S 118TH ST
002	118000	3645	07/11/05	329950	1990	0	8	2004	3	3000	N	N	8517 S 118TH ST
002	072305	9077	05/21/04	414950	2000	1190	7	1960	3	9350	Y	N	12540 84TH AV S
002	118000	0640	10/24/03	285000	2000	0	7	2003	3	3225	N	N	8414 S 114TH ST
002	062305	9007	05/28/03	295000	2000	1000	7	1992	3	10871	Y	N	8418 S 112TH ST
002	118000	0120	02/03/04	338000	2010	700	7	2004	3	3000	N	N	8412 S 113TH ST
002	118000	0122	04/21/04	350500	2010	700	7	2004	3	3000	N	N	8410 S 113TH ST
002	913360	0115	08/29/05	370950	2010	0	9	2000	3	10829	N	N	315 STEVENS AV NW
002	381000	0850	09/15/05	321000	2020	0	8	1956	3	7020	N	N	11858 78TH AV S
002	118000	0580	03/26/03	315000	2040	0	7	2003	3	3000	Y	N	8429 S 113TH ST
002	118000	0585	03/25/03	310000	2040	0	7	2003	3	3000	Y	N	8433 S 113TH ST
002	118000	1397	10/28/04	315000	2050	0	8	1998	3	4500	N	N	8443 S 115TH PL
002	118000	2410	01/05/04	319950	2050	0	8	2003	3	4000	N	N	8410 S 117TH PL
002	118000	0820	01/10/05	350000	2050	0	9	2004	3	3225	N	N	8507 S 114TH ST

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	118000	0825	02/24/05	358450	2050	0	9	2004	3	3225	N	N	8509 S 114TH ST
002	118000	3145	10/10/05	340000	2070	0	8	2005	3	3000	N	N	8507 S 117TH PL
002	118000	2596	01/24/05	324950	2070	0	8	2004	3	3000	N	N	8514 S 117TH PL
002	118000	3146	10/06/05	350450	2070	0	8	2005	3	3000	N	N	8511 S 117TH PL
002	405820	1055	11/23/04	385000	2080	1020	8	1962	3	7834	Y	N	7745 S LAKERIDGE DR
002	118000	2595	03/17/05	318000	2090	0	8	2004	3	3000	N	N	8516 S 117TH PL
002	118000	6714	04/26/04	293000	2110	0	8	1998	3	6303	N	N	8698 S 123RD ST
002	118000	4530	10/12/05	353850	2130	0	8	2005	3	3000	N	N	8508 S 120TH ST
002	381000	0638	01/05/05	380000	2130	1750	8	1978	4	21190	N	N	11721 77TH AV S
002	118000	4532	10/18/05	348000	2130	0	8	2005	3	3000	N	N	8506 S 120TH ST
002	913360	0015	11/10/05	408000	2140	0	8	1958	4	14880	N	N	264 SENECA PL NW
002	118000	2104	07/14/03	307000	2160	0	7	2003	3	3998	N	N	8510 S 117TH ST
002	118000	2103	09/25/03	335000	2160	0	8	2003	3	3498	N	N	8512 S 117TH ST
002	781280	0705	03/14/05	300000	2180	0	7	1999	3	6600	N	N	12019 76TH AV S
002	381000	0660	02/11/05	344000	2190	470	7	1967	4	7650	N	N	7604 S 120TH ST
002	118000	5845	02/11/05	418000	2190	770	8	2005	3	3000	Y	N	8250 S 122ND ST
002	118000	0560	04/13/05	351000	2200	0	8	2004	3	3000	N	N	8423 S 113TH ST
002	405820	0779	04/19/04	420000	2210	1070	8	1995	3	5835	Y	N	7828 S SUNNYCREST RD
002	118000	6705	09/21/05	375000	2260	0	8	1998	3	4645	N	N	8636 S 123RD ST
002	118050	0090	03/28/05	348000	2270	0	8	1998	3	4866	N	N	11426 81ST PL S
002	405880	1450	08/25/04	400000	2270	0	9	1954	3	12656	Y	N	7101 S SUNNYCREST RD
002	118000	0882	05/19/03	540000	2280	640	9	2003	3	3250	Y	N	8555 S 114TH ST
002	118000	8273	12/10/04	319500	2300	0	8	2004	3	3800	N	N	12327 87TH AV S
002	118000	0570	02/01/05	349000	2420	0	8	2004	3	3000	N	N	8427 S 113TH ST
002	118000	5575	12/07/05	398000	2480	0	8	1999	3	7445	N	N	12218 86TH CT S
002	420440	0309	12/22/03	367500	2530	0	9	2003	3	6272	Y	N	233 LIND AV NW
002	765700	0670	02/26/04	360000	2537	0	7	2000	4	7860	N	N	12215 79TH AV S
002	928280	1155	08/30/05	330000	2550	0	8	1979	3	7500	N	N	7911 S 115TH PL
002	420440	0313	11/09/05	500000	2580	0	9	2004	3	12349	Y	N	207 LIND AV NW
002	420440	0317	04/23/04	434950	2640	0	9	2004	3	7972	N	N	201 LIND AV NW
002	420440	0318	01/10/05	480000	2640	1220	9	2004	3	7818	N	N	200 LIND AV NW

***Improved Sales Used In This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living Area	Finished Basement	Bldg. Grade	Year Built / Ren	Condition	Lot Size	View	Water front	Situs Address
002	928280	1160	10/04/04	330000	2660	0	8	1979	3	7500	N	N	11531 80TH AV S
002	420440	0311	10/05/04	423000	2690	890	9	2004	3	6170	Y	N	227 LIND AV NW
002	420440	0310	12/01/05	492000	2700	0	9	2004	3	12852	Y	N	215 LIND AV NW
002	420440	0180	01/26/05	512500	2736	0	10	2004	3	5010	Y	N	351 LIND AV NW
002	118000	1225	09/15/05	365000	2760	0	7	2004	3	3850	N	N	8427 S 115TH ST
002	163760	0036	10/15/03	430000	2780	1190	9	1998	3	9900	N	N	8220 S 128TH ST
002	204580	0325	06/28/05	695000	2780	0	10	2005	3	4860	Y	N	10495 DIXON DR S
002	204580	0035	07/19/04	640000	3000	1400	9	2004	3	7368	Y	N	10484 DIXON DR S
002	420440	0040	10/07/05	450000	3020	0	9	2004	3	7700	N	N	8722 S 122ND ST
002	420440	0179	12/13/05	795000	3040	900	11	2005	3	4959	Y	N	361 LIND AV NW
002	722929	0090	07/12/05	655000	3190	0	11	2005	3	4986	Y	N	313 MAPLE AV NW
002	405820	0640	11/05/04	577000	3400	0	10	2004	3	8103	N	N	11130 OAKWOOD AV S

Improved Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	Sale Date	Sale Price	Comments
001	000140	0033	05/09/05	\$100,000	QUIT CLAIM DEED
001	000380	0004	03/24/05	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	018200	0260	12/27/04	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	018500	0085	06/01/04	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	018500	0110	06/09/04	\$195,000	GOVERNMENT AGENCY
001	018500	0171	10/16/03	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	039900	0115	06/11/03	\$160,000	Diagnostic Outlier
001	039900	0250	08/12/03	\$180,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	039900	0325	04/21/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	039900	0350	07/28/03	\$190,000	Diagnostic Outlier
001	039920	0005	05/03/04	\$221,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	039920	0135	05/12/03	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	039920	0195	03/02/04	\$194,740	Diagnostic Outlier
001	112304	9048	11/15/04	\$217,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	112304	9119	03/25/03	\$166,325	BANKRUPTCY - RECEIVER OR TRUSTEE
001	112304	9164	10/06/05	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	112304	9165	10/18/04	\$145,000	QUIT CLAIM DEED
001	112304	9220	09/26/03	\$321,000	BUILDER OR DEVELOPER SALES
001	132304	9072	12/14/04	\$199,935	CORPORATE AFFILIATES
001	182305	9058	05/13/04	\$179,500	Diagnostic Outlier
001	182305	9093	02/11/04	\$195,000	Diagnostic Outlier
001	182305	9260	05/09/05	\$216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	214370	0095	12/02/04	\$29,637	QUIT CLAIM DEED
001	214370	0787	10/10/05	\$91,572	QUIT CLAIM DEED
001	214370	0931	08/30/04	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	214370	0960	12/23/04	\$67,000	QUIT CLAIM DEED
001	214370	1000	09/23/03	\$178,000	PARTIAL INTEREST (103, 102, Etc.)
001	214370	1005	01/06/05	\$307,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	214370	1008	05/13/05	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	214370	1010	06/16/05	\$399,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	214370	1035	12/23/04	\$60,000	QUIT CLAIM DEED
001	214370	1084	03/12/03	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214370	1150	09/30/04	\$53,663	QUIT CLAIM DEED
001	214370	1152	06/22/04	\$127,000	Diagnostic Outlier
001	214480	0138	10/12/05	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214480	0180	07/16/03	\$165,000	Diagnostic Outlier
001	214480	0450	02/10/03	\$220,000	Diagnostic Outlier
001	214480	0482	03/03/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214480	0546	04/22/04	\$116,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	214480	0615	02/07/05	\$212,000	NO MARKET EXPOSURE
001	214650	0290	08/30/05	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	Sale Date	Sale Price	Comments
001	217140	0050	02/28/05	\$229,000	QUIT CLAIM DEED
001	217140	0218	01/24/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	217200	0715	06/15/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	217200	0825	11/12/03	\$280,000	BUILDER OR DEVELOPER SALES
001	217200	0845	12/13/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	217200	0848	07/25/03	\$139,000	Diagnostic Outlier
001	217200	0886	10/11/04	\$57,054	QUIT CLAIM DEED
001	217200	0923	01/30/04	\$152,465	GOVERNMENT AGENCY
001	298880	0035	03/10/05	\$162,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	298880	0076	09/24/03	\$40,145	QUIT CLAIM DEED
001	298880	0105	03/03/05	\$400,000	BUILDER OR DEVELOPER SALES
001	315160	0010	03/04/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	396930	0175	12/29/05	\$122,587	QUIT CLAIM DEED
001	396930	0180	06/26/05	\$285,000	QUIT CLAIM DEED
001	396930	0185	06/26/05	\$217,000	QUIT CLAIM DEED
001	396930	0190	03/10/03	\$158,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	670640	0090	03/19/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	677800	0010	04/14/03	\$276,700	Diagnostic Outlier
001	677800	0090	03/06/03	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	677800	0100	03/23/04	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	739040	0026	08/18/04	\$203,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	739040	0029	07/19/04	\$215,000	TEAR DOWN; BANKRUPTCY - RECEIVER OR TRUSTEE
001	758020	0460	07/28/05	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	768960	0095	07/13/05	\$148,529	GOVERNMENT AGENCY
001	768960	0275	06/23/04	\$155,000	Diagnostic Outlier
001	768960	0450	07/02/03	\$99,000	NON-REPRESENTATIVE SALE
001	768960	0590	08/20/03	\$135,000	NON-REPRESENTATIVE SALE
001	768960	0720	06/30/05	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	768960	0890	05/28/03	\$175,000	Diagnostic Outlier
001	768960	0915	07/09/03	\$142,000	Diagnostic Outlier
001	779840	0040	01/29/04	\$88,848	RELATED PARTY, FRIEND, OR NEIGHBOR
001	780540	0020	02/28/05	\$105,602	QUIT CLAIM DEED
001	780540	0140	10/28/03	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	780540	0210	03/29/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	780540	0220	03/02/04	\$114,392	QUIT CLAIM DEED
001	780600	0100	05/16/05	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	780600	0125	01/19/04	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	781280	1205	01/17/03	\$138,500	NON-REPRESENTATIVE SALE
001	781280	1290	12/31/03	\$185,000	Diagnostic Outlier
001	781280	1305	03/30/05	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	781280	1315	01/16/04	\$145,000	Diagnostic Outlier
001	781280	1355	06/03/03	\$159,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	781280	1530	05/19/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1585	12/29/04	\$79,878	QUIT CLAIM DEED
001	781280	1710	12/29/04	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	781280	1745	05/12/03	\$165,000	Diagnostic Outlier

Improved Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	Sale Date	Sale Price	Comments
001	781320	0120	04/24/03	\$74,189	RELATED PARTY, FRIEND, OR NEIGHBOR
001	781320	0150	07/29/05	\$91,778	QUIT CLAIM DEED
001	787840	0027	11/17/03	\$165,000	Diagnostic Outlier
001	787840	0029	12/23/03	\$203,000	DIAGNOSTIC OUTLIER
001	788290	0020	10/27/04	\$237,526	FORCED SALE
001	788290	0110	04/22/03	\$230,000	Diagnostic Outlier
001	788720	0085	02/25/04	\$132,500	QUIT CLAIM DEED
001	788720	0110	12/16/03	\$181,000	Diagnostic Outlier
001	788720	0116	03/06/03	\$172,000	Diagnostic Outlier
001	798980	0016	01/06/03	\$132,000	PLOTTAGE
001	798980	0155	11/05/04	\$42,393	QUIT CLAIM DEED
001	801360	0045	03/21/05	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	866350	0080	10/13/04	\$224,475	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062305	9006	07/23/03	\$111,500	QUIT CLAIM DEED
002	062305	9011	08/23/05	\$198,440	QUIT CLAIM DEED
002	072305	9023	04/25/05	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	072305	9088	02/27/04	\$329,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	118000	0075	06/06/05	\$380,000	BUILDER OR DEVELOPER SALES
002	118000	0565	01/03/03	\$250,000	BUILDER OR DEVELOPER SALES
002	118000	0670	03/16/04	\$180,000	Diagnostic Outlier
002	118000	1255	09/22/03	\$197,000	Diagnostic Outlier
002	118000	1395	09/20/05	\$190,100	GOVERNMENT AGENCY
002	118000	1465	06/24/05	\$234,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	1505	06/04/05	\$81,593	QUIT CLAIM DEED
002	118000	1560	12/20/04	\$172,471	QUIT CLAIM DEED
002	118000	1610	09/24/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	2220	06/01/05	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	118000	2290	01/10/03	\$74,158	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	2370	03/23/05	\$177,500	BUILDER OR DEVELOPER SALES
002	118000	2480	04/28/04	\$140,500	GOVERNMENT AGENCY
002	118000	2510	05/08/03	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	2540	05/03/05	\$200,000	BUILDER OR DEVELOPER SALES
002	118000	2615	04/30/04	\$224,000	Diagnostic Outlier
002	118000	3090	07/21/03	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	118000	3120	07/29/04	\$95,725	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	3200	06/24/05	\$310,000	BUILDER OR DEVELOPER SALES
002	118000	3385	04/22/03	\$56,569	QUIT CLAIM DEED
002	118000	3455	07/28/03	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	4435	01/16/03	\$170,000	SEGREGATION AND/OR MERGER
002	118000	4620	04/28/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	4630	09/29/04	\$159,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	4660	09/20/04	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	118000	4935	06/03/04	\$253,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	5190	08/23/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	5345	11/11/03	\$219,390	TEAR DOWN; SEGREGATION AND/OR MERGER
002	118000	5520	12/01/04	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	Sale Date	Sale Price	Comments
002	118000	5748	10/15/04	\$90,000	QUIT CLAIM DEED
002	118000	5750	04/04/05	\$249,950	BUILDER OR DEVELOPER SALES
002	118000	5890	05/12/03	\$164,800	BUILDER OR DEVELOPER SALES
002	118000	6030	01/11/05	\$398,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	7230	10/24/05	\$236,412	QUIT CLAIM DEED
002	118000	8035	03/06/03	\$322,400	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	8175	02/12/03	\$46,620	QUIT CLAIM DEED
002	118000	8335	07/26/04	\$92,471	QUIT CLAIM DEED
002	118000	8370	02/27/03	\$376,000	Diagnostic Outlier
002	122304	9095	07/12/05	\$140,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	122304	9108	07/20/04	\$283,000	Diagnostic Outlier
002	122304	9134	05/25/05	\$345,000	BUILDER OR DEVELOPER SALES
002	122304	9146	11/25/03	\$82,640	QUIT CLAIM DEED
002	122304	9189	12/27/04	\$490,000	RELOCATION - SALE BY SERVICE
002	163760	0060	09/21/04	\$117,960	QUIT CLAIM DEED
002	163760	0095	05/11/05	\$172,500	QUIT CLAIM DEED
002	174260	0005	06/21/05	\$92,681	QUIT CLAIM DEED
002	174260	0035	01/26/04	\$239,900	RELOCATION - SALE BY SERVICE
002	174280	0010	02/04/03	\$280,000	Diagnostic Outlier
002	174280	0040	07/23/03	\$265,000	Diagnostic Outlier
002	174280	0360	03/24/04	\$253,650	Diagnostic Outlier
002	182305	9230	10/10/05	\$175,000	QUIT CLAIM DEED
002	182305	9231	03/11/04	\$178,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182305	9289	07/21/04	\$264,950	Diagnostic Outlier
002	204540	0015	09/20/05	\$730,000	NO MARKET EXPOSURE
002	204580	0006	02/05/04	\$380,000	QUESTIONABLE PER APPRAISAL
002	204580	0015	11/30/04	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	204580	0066	10/22/03	\$175,000	NO MARKET EXPOSURE; STATEMENT TO DOR
002	204580	0107	09/03/03	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	204580	0255	03/11/04	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	204620	0040	06/17/03	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	204620	0055	09/09/05	\$260,000	NON-REPRESENTATIVE SALE
002	214480	0040	12/03/03	\$141,000	DIAGNOSTIC OUTLIER
002	214480	0045	09/02/05	\$325,000	BUILDER OR DEVELOPER SALES
002	214480	0055	09/29/04	\$300,000	BUILDER OR DEVELOPER SALES
002	214480	0765	09/03/03	\$185,000	MOBILE HOME;
002	214480	0875	03/26/03	\$163,000	DIAGNOSTIC OUTLIER
002	318560	0010	09/04/03	\$172,500	Diagnostic Outlier
002	318560	0020	01/06/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	381000	0350	06/21/04	\$181,000	BUILDER OR DEVELOPER SALES
002	381000	0465	11/03/03	\$175,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	381000	0490	04/09/04	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	381000	0560	04/14/04	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	381000	0562	08/27/03	\$64,661	RELATED PARTY, FRIEND, OR NEIGHBOR
002	381000	0781	05/11/05	\$95,639	QUIT CLAIM DEED
002	381000	0782	07/23/03	\$219,950	DIAGNOSTIC OUTLIER

Improved Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	Sale Date	Sale Price	Comments
002	381040	0005	09/03/03	\$217,000	Diagnostic Outlier
002	399140	0060	03/25/03	\$255,000	SELLER'S OR PURCHASER'S ASSIGNMENT
002	405820	0085	12/08/04	\$307,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405820	0290	09/23/05	\$489,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	0450	05/12/04	\$51,821	QUIT CLAIM DEED
002	405820	0470	09/07/05	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	0585	03/13/03	\$275,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	0595	11/20/03	\$311,000	Diagnostic Outlier
002	405820	0675	03/12/04	\$165,000	NO MARKET EXPOSURE
002	405820	0865	11/19/03	\$270,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	0975	01/13/03	\$250,000	NO MARKET EXPOSURE
002	405820	0985	11/08/05	\$391,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	0990	04/26/04	\$356,000	SEGREGATION AND/OR MERGER
002	405820	1065	05/15/03	\$234,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	1160	09/06/05	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	1330	01/14/05	\$440,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	405820	1446	05/11/05	\$405,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405820	1485	06/26/03	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	0060	10/21/05	\$255,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0065	06/28/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	405880	0390	08/20/03	\$287,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	0550	10/20/04	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0640	08/11/04	\$363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0700	05/28/03	\$110,561	DIAGNOSTIC OUTLIER
002	405880	0785	10/10/03	\$200,000	Diagnostic Outlier
002	405880	0935	05/16/03	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	1100	07/16/03	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	405880	1145	07/26/05	\$228,000	MULTI-PARCEL SALE
002	405880	1305	09/27/05	\$175,000	NO MARKET EXPOSURE
002	405880	1490	02/05/03	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	1660	05/16/03	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	1702	05/28/04	\$393,000	QUESTIONABLE PER APPRAISAL
002	405880	1840	09/01/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	405880	1850	06/04/04	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	1980	06/27/03	\$180,000	Diagnostic Outlier
002	405880	2125	11/15/04	\$356,000	1031 TRADE
002	405880	2145	09/30/05	\$125,000	DIAGNOSTIC OUTLIER
002	405880	2150	05/05/04	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	405880	2175	05/24/05	\$177,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	2215	08/24/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	2230	09/18/03	\$196,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	413680	0090	06/22/04	\$272,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	413680	0200	09/28/05	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	420240	0005	01/24/05	\$170,000	TEAR DOWN; SEGREGATION AND/OR MERGER
002	420240	0420	02/28/05	\$235,000	SEGREGATION AND/OR MERGER
002	420440	0070	08/08/03	\$80,000	QUIT CLAIM DEED

Improved Sales Removed From This Physical Inspection Analysis
Area 25

SubNumeric	Major	Minor	Sale Date	Sale Price	Comments
002	420440	0184	10/24/03	\$220,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
002	420440	0283	05/08/03	\$75,000	NON-REPRESENTATIVE SALE
002	420440	0306	08/03/04	\$389,000	DIAGNOSTIC OUTLIER
002	426820	0040	06/12/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	426820	0055	10/04/04	\$204,920	BANKRUPTCY - RECEIVER OR TRUSTEE
002	670630	0140	11/19/03	\$157,801	QUIT CLAIM DEED
002	755380	0060	05/06/04	\$151,994	QUIT CLAIM DEED
002	755380	0071	09/22/03	\$339,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	758020	0030	04/13/04	\$122,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	758020	0100	06/02/05	\$242,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	758020	0110	11/06/03	\$170,000	DIAGNOSTIC OUTLIER
002	758020	0395	05/28/04	\$67,494	QUIT CLAIM DEED
002	765700	0030	07/16/04	\$185,000	DIAGNOSTIC OUTLIER
002	765700	0100	02/21/04	\$261,901	PARTIAL INTEREST (103, 102, Etc.)
002	765700	0105	06/15/05	\$181,000	RELOCATION - SALE BY SERVICE
002	765700	0180	12/01/05	\$258,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	765700	0260	03/19/03	\$70,810	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
002	765700	0505	05/28/03	\$110,000	NO MARKET EXPOSURE
002	765700	0585	04/22/05	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	765700	0590	06/08/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	765760	0125	09/25/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	781280	0355	07/20/05	\$242,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	781280	0395	07/15/05	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	781280	0400	04/29/03	\$160,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	781280	0455	06/17/03	\$182,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	781280	0470	01/23/03	\$148,000	DIAGNOSTIC OUTLIER
002	781280	0620	06/29/04	\$129,638	QUIT CLAIM DEED
002	781280	0910	05/29/03	\$150,000	NO MARKET EXPOSURE
002	781280	1105	07/23/03	\$63,946	RELATED PARTY, FRIEND, OR NEIGHBOR
002	781280	1125	10/14/04	\$146,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	781280	1155	05/24/05	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	1190	02/12/03	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	809360	0015	03/09/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	913360	0030	04/02/03	\$200,000	TEAR DOWN %NetCond
002	928280	0155	05/20/04	\$219,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	928280	1600	05/13/05	\$297,000	BUILDER OR DEVELOPER SALES
002	956480	0080	08/06/03	\$209,950	DIAGNOSTIC OUTLIER
002	956480	0145	09/18/03	\$168,000	DIAGNOSTIC OUTLIER

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of 9.5%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 25 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 99.7%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	2	0.875	0.911	4.1%	0.911	0.911
6	284	0.900	1.004	11.5%	1.004	1.004
7	294	0.910	1.000	9.9%	1.000	1.000
8	113	0.895	0.986	10.1%	0.986	0.986
9	21	0.839	1.014	20.9%	1.014	1.014
10 +	6	0.756	0.940	24.3%	0.940	0.940
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1940	67	0.883	0.999	13.2%	0.999	0.999
1941-1950	240	0.891	0.996	11.8%	0.996	0.996
1951-1960	142	0.907	0.991	9.3%	0.991	0.991
1961-1970	81	0.903	1.017	12.6%	1.017	1.017
1971-1980	28	0.894	0.969	8.5%	0.969	0.969
1981-1990	23	0.906	0.956	5.6%	0.956	0.956
1991-2000	52	0.926	1.001	8.1%	1.001	1.001
2001-2006	87	0.884	1.008	14.0%	1.008	1.008
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	578	0.923	1.008	9.3%	1.008	1.008
Good	130	0.825	0.958	16.1%	0.958	0.958
V.Good	12	0.680	0.972	43.0%	0.972	0.972
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	522	0.901	0.999	10.9%	0.999	0.999
1.5	81	0.861	0.983	14.2%	0.983	0.983
2	114	0.903	0.998	10.5%	0.998	0.998
2.5	1	0.958	1.017	6.2%	N/A	N/A
3	2	0.938	1.063	13.2%	1.063	1.063

Area 25 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 99.7%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	560	0.904	1.003	11.0%	1.003	1.003
Y	160	0.880	0.982	11.6%	0.982	0.982

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-800	60	0.887	0.996	12.3%	0.996	0.996
801-1000	120	0.888	0.996	12.3%	0.996	0.996
1001-1200	143	0.887	0.994	12.1%	0.994	0.994
1201-1500	206	0.902	0.999	10.7%	0.999	0.999
1501-1800	85	0.944	1.008	6.8%	1.008	1.008
1801-2000	34	0.922	1.000	8.5%	1.000	1.000
2001-3000	66	0.886	0.988	11.4%	0.988	0.988
3001- +	6	0.694	0.991	42.9%	0.991	0.991

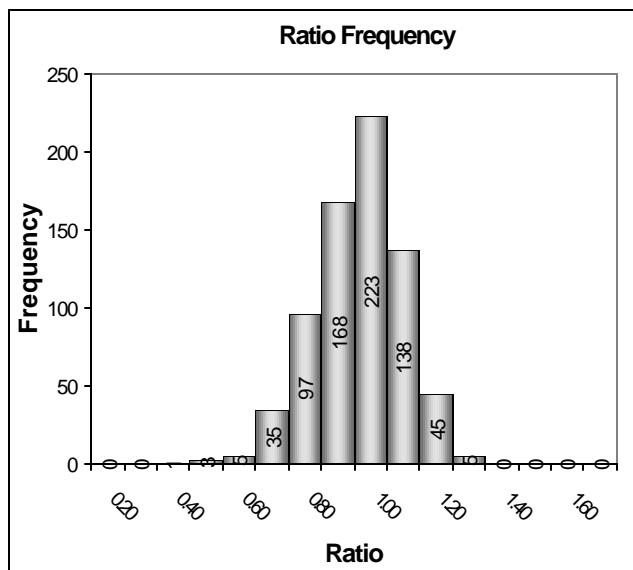
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	720	0.897	0.997	11.2%	0.997	0.997
Y	0	0.000	0.000	0.0%	0.000	0.000

Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	296	0.901	1.005	11.6%	1.005	1.005
2	424	0.895	0.993	10.9%	0.993	0.993

Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
LE 3000	39	0.918	0.992	8.1%	0.992	0.992
3001-5000	64	0.898	1.000	11.4%	1.000	1.000
5001-8000	381	0.899	1.000	11.3%	1.000	1.000
8001-12000	155	0.898	1.000	11.3%	1.000	1.000
12001-16000	40	0.867	0.981	13.2%	0.981	0.981
16001-20000	13	0.844	1.016	20.4%	1.016	1.016
20001-30000	17	0.912	0.961	5.4%	0.961	0.961
30001-43559	8	1.018	1.094	7.4%	1.094	1.094
1 Ac - +	3	0.753	0.818	8.7%	0.818	0.818

2005 Improved Parcel Ratio Analysis

District/Team: WC / Team - 2	Lien Date: 01/01/2005	Date of Report: 7/11/2006	Sales Dates: 1/2003 - 12/2005
Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 720			
<i>Mean Assessed Value</i>	247,900		
<i>Mean Sales Price</i>	276,400		
<i>Standard Deviation AV</i>	66,220		
<i>Standard Deviation SP</i>	83,951		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.914		
<i>Median Ratio</i>	0.929		
<i>Weighted Mean Ratio</i>	0.897		
UNIFORMITY			
<i>Lowest ratio</i>	0.375		
<i>Highest ratio:</i>	1.294		
<i>Coefficient of Dispersion</i>	11.27%		
<i>Standard Deviation</i>	0.132		
<i>Coefficient of Variation</i>	14.41%		
<i>Price Related Differential (PRD)</i>	1.019		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.920		
<i>Upper limit</i>	0.938		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.904		
<i>Upper limit</i>	0.924		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	4681		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.132		
<i>Recommended minimum:</i>	28		
<i>Actual sample size:</i>	720		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
# ratios below mean:	324		
# ratios above mean:	396		
<i>Z:</i>	2.683		
<i>Conclusion:</i>	Non-normal		

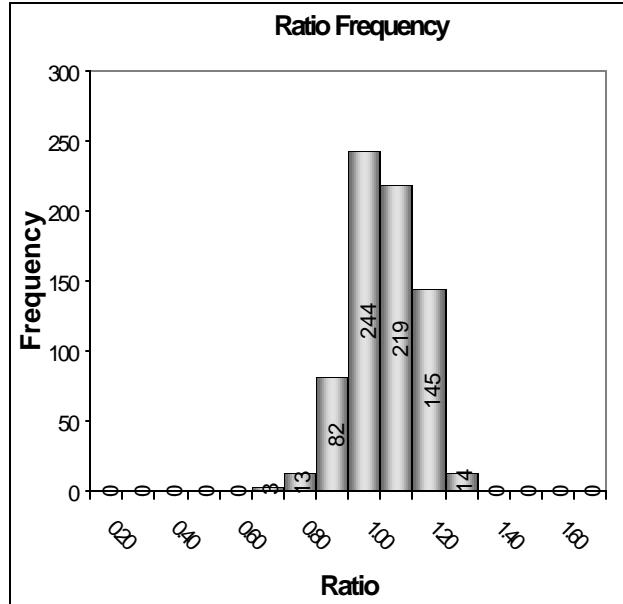


COMMENTS:

1 to 3 Unit Residences throughout area 25

2006 Improved Parcel Ratio Analysis

District/Team: WC / Team - 2	Lien Date: 01/01/2006	Date of Report: 7/11/2006	Sales Dates: 1/2003 - 12/2005
Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	720		
<i>Mean Assessed Value</i>	275,600		
<i>Mean Sales Price</i>	276,400		
<i>Standard Deviation AV</i>	75,898		
<i>Standard Deviation SP</i>	83,951		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	1.009		
<i>Median Ratio</i>	1.008		
<i>Weighted Mean Ratio</i>	0.997		
UNIFORMITY			
<i>Lowest ratio</i>	0.665		
<i>Highest ratio:</i>	1.216		
<i>Coefficient of Dispersion</i>	8.15%		
<i>Standard Deviation</i>	0.102		
<i>Coefficient of Variation</i>	10.11%		
<i>Price Related Differential (PRD)</i>	1.012		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.998		
<i>Upper limit</i>	1.017		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	1.002		
<i>Upper limit</i>	1.017		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	4681		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.102		
<i>Recommended minimum:</i>	17		
<i>Actual sample size:</i>	720		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	362		
<i># ratios above mean:</i>	358		
<i>z</i>	0.149		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 25.

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork.

*The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.
[1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr